

## Chicken Rd

Lebanon, TN 37090

**SOLD!**

Auction  
11/04/2023 10:00AM



Listed By (Agent):

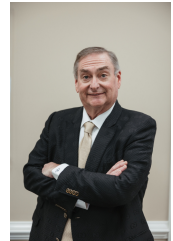
**Jay White**

Phone (Office): 615-444-0909

Phone (Cell): 615-308-4421

Email: [WhiteJA@RealTracs.com](mailto:WhiteJA@RealTracs.com)

Website: <http://jaywhiterealtor.com>



# **ABSOLUTE AUCTION**

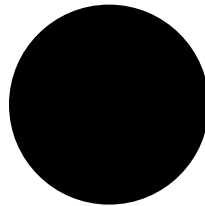
**SATURDAY NOVEMBER 4, 2023 @ 10:00am**

**LOCATION CHICKEN RD • LEBANON TN 37090**

## **DIRECTIONS:**

**From Historic Lebanon Square head east on E. Main Street, turn right onto S. College Street, .7 mile, continue onto TN-266 S/Cainsville Road, 7.2 miles, turn right onto TN-265 W/Chicken Road, 1.1 miles . Watch for signs!!!**

**19+ ACRES • SELLING IN 4 TRACTS**  
**SOILS TESTED • CITY WATER AVAILABLE**



**19+ Beautiful Acres Selling in 4 Building Tracts**

**Ranging in size from 3.71 Acres to 6.8 Acres**

**City Water Available at the Road**

**Soils Tested and Septic Approved (details available sale date)**

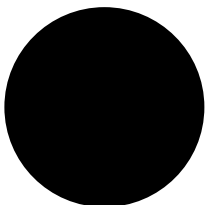
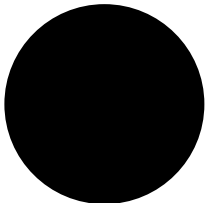
**Restricted to Site Built Homes, No Mobile or Modular Homes**

**Perfect for you Barndominium**

**Excellent Building Sites**

**Land Lays Level to Gently Rolling Open Fields and Wooded Areas**

***ZONED FOR WATERTOWN SCHOOLS***

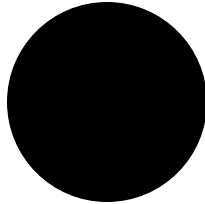
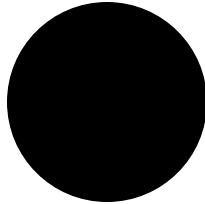


**Tract 3: 3.86 Acres**

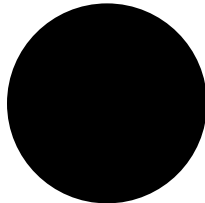
**Tract 4: 3.71 Acres**

**Tract 5: 5.02 Acres**

**Tract 6: 6.80 Acres**



***Open For Inspection  
Look At Your Convenience***



**Call Jay White at 615-308-4421 or 615-444-0909 For Further Information**

FINANCING: Available through Wilson Bank & Trust - Daniel Sampson - 615-444-2265; or Southern Bank of Tennessee - Drew Dixon - 615-758-6600; or Liberty State Bank - David Penuel - 615-444-4166; or contact lender of your choice to prequalify prior to sale.

SALE TERMS: CASH AT CLOSING ON OR BEFORE 30 DAYS FROM AUCTION DATE. Subject to confirmation of the Chancery Court of Wilson County.

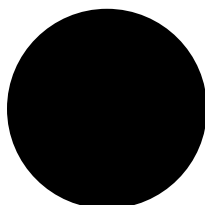
SALE DATE TERMS: Pay 20% non-refundable deposit and sign purchase contract. Balance due upon delivery of deed.

TITLE: Seller will furnish warranty deed; prorate 2023 property taxes; give possession with deed.

BUYERS ARE ENCOURAGED TO MAKE ANY AND ALL INSPECTIONS AND DUE DILIGENCE PRIOR TO SALE DATE. SELLING "AS IS".

ALL ANNOUNCEMENTS MADE DAY OF SALE TAKE PRECEDENCE OVER PREVIOUS ADVERTISING, ALL INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED.

**Jay White, Principal Auctioneer - License #2309**





Contact **Agee & Johnson** Today!

<b>Auction Date</b>	2023-11-04
<b>Buyer's Agent Comp.</b>	Call for Details
<b>Address Street</b>	Chicken Rd
<b>Address City</b>	Lebanon
<b>Address State</b>	TN
<b>Address Zipcode</b>	37090
<b>County</b>	Wilson
<b>Property Status</b>	Listed / Active
<b>Auction Highlights</b>	Absolute Auction Saturday November 4, 2023 @ 10am Chicken Rd • Lebanon TN 19+ Acres • 4 Tracts
<b>Auction Time Start</b>	10:00AM
<b>Auction Type</b>	absolute
<b>Is Home</b>	yes

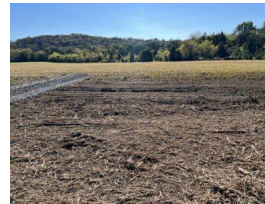
**AGEE & JOHNSON**  
615.444.0909  
www.AgeeAndJohnson.com

**ABSOLUTE AUCTION** Saturday November 4, 2023 10:00 AM  
**CHICKEN ROAD, LEBANON, TN 37090**  
 19+ ACRES, SELLING IN FOUR TRACTS  
 SOILS TESTED • CITY WATER  
 ZONED FOR WATERTOWN SCHOOLS  
**PRIME BUILDING TRACTS**  
 BEAUTIFUL LEVEL LAND • OPEN FIELDS • MATURE TREES  
 Call Day, Night or 24/7 at 615-536-4421 or 615-644-0909 for further information.

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**Local & Nearby Area Resources / Businesses**

- Restaurants: 20+
- Health / Medical: 20+

- Grocery: 20+
- Attractions / Things to Do: 20+

## Shopping: 20+

Local area results found within 20mi - powered by Yelp.com

### Area Restaurants 20+

#	Name	Type	Distance	Phone	Rating
1	Helenbak Bar & Grill	Bars	3.86 mi	(615) 784-4065	7 Review(s) 3.5
2	Mar Y Tierra Taqueria	Tacos	3.86 mi	(615) 547-9421	10 Review(s) 4.5
3	Sonic Drive-In	Fast Food	5.05 mi	(615) 547-0070	14 Review(s) 1.5
4	Jalisco Mexican Restaurant	Mexican	5.07 mi	(615) 449-2299	19 Review(s) 3.5
5	Four Winds Restaurant	Burgers	5.21 mi	(615) 449-9909	3 Review(s) 3.5
6	Uncle Petes Home Cooking	American (Traditional)	5.22 mi	(615) 449-0030	55 Review(s) 4.0
7	Subway	Sandwiches	5.24 mi	(615) 453-8991	3 Review(s) 2.0
8	Dairy Queen Ltd Brazier	Fast Food	5.25 mi	(615) 453-8991	3 Review(s) 3.0
9	Taco Bell	Fast Food	5.33 mi	(615) 449-4858	20 Review(s) 2.0
10	O'Charley's Restaurant & Bar	American (Traditional)	5.37 mi	(615) 453-1185	78 Review(s) 3.0
11	Logan's Roadhouse	American (Traditional)	5.41 mi	(615) 453-7007	81 Review(s) 2.0
12	Waffle House	Breakfast & Brunch	5.52 mi	(615) 449-2459	1 Review(s) 4.0
13	Pizza Hut	Pizza	5.54 mi	(615) 444-1786	20 Review(s) 1.5
14	Subway	Sandwiches	5.56 mi	(615) 965-2420	4 Review(s) 3.0
15	Arby's	Fast Food	5.56 mi	(615) 449-0077	16 Review(s) 2.0
16	Los Compadres	Mexican	5.57 mi	(615) 444-3737	107 Review(s) 3.5
17	Carniceria y Taqueria Jalisco 2	Mexican	5.57 mi	(615) 547-9283	3 Review(s) 3.5
18	El Molino Mexican Restarurant	Mexican	5.59 mi	(615) 449-9300	75 Review(s) 4.0
19	Shoney's Restaurant	American (Traditional)	5.59 mi	(615) 444-2447	41 Review(s) 3.0
20	Wendy's	Fast Food	5.61 mi	(615) 547-4022	19 Review(s) 2.5

### Area Grocery 20+

#	Name	Type	Distance	Phone	Rating
1	Dollar General	Discount Store	4.02 mi	(615) 965-3350	2 Review(s) 3.5
2	ALDI	Grocery	5.86 mi	(855) 955-2534	5 Review(s) 4.5
3	Walmart Supercenter	Department Stores	5.9 mi	(615) 444-0471	40 Review(s) 1.5
4	La Tienda Hispana	Grocery	6.75 mi	(615) 444-9859	9 Review(s) 4.5
5	Three Forks Marketplace	Grocery	7.22 mi	(615) 237-9777	4 Review(s) 3.5
6	Dollar General	Grocery	7.69 mi	(615) 784-5191	1 Review(s) 1.0
7	Al's Foodland	Grocery	8.1 mi	(615) 449-8293	9 Review(s) 2.5
8	Kroger	Grocery	8.27 mi	(615) 449-4631	16 Review(s) 2.5
9	DG Market + pOpshelf	Discount Store	8.45 mi	(615) 965-4320	1 Review(s) 1.0
10	Dollar General	Grocery	8.95 mi	(615) 250-3534	2 Review(s) 2.5
11	Gladeville Smoke Shop	Tobacco Shops	8.95 mi	(615) 443-2226	1 Review(s) 1.0
12	Publix Super Markets	Grocery	9.13 mi	(615) 444-2581	23 Review(s) 3.5
13	Publix - Lebanon	Grocery	10.07 mi	(615) 443-4349	1 Review(s) 5.0
14	H. G. Hill's Grocery Store	Grocery	11.12 mi		1 Review(s) 1.0
15	Dollar General	Discount Store	11.12 mi	(615) 547-8051	1 Review(s) 5.0
16	Kroger	Grocery	11.58 mi	(615) 883-4259	1 Review(s) 1.0
17	Cook's Star Market	Grocery	14.37 mi	(615) 444-9992	1 Review(s) 5.0
18	Dollar General	Grocery	14.46 mi	(615) 687-3471	1 Review(s) 1.0
19	Publix	Grocery	14.46 mi	(615) 773-0250	15 Review(s) 3.5
20	Kroger	Grocery	14.5 mi	(615) 758-3300	21 Review(s) 3.0

### Area Health / Medical 20+

#	Name	Type	Distance	Phone	Rating
1	Middle TN Occupational & Environmental Medicine	Occupational Therapy	5.26 mi	(615) 443-1744	1 Review(s) 1.0
2	Cherry Valley Family Care	Doctors	5.58 mi	(615) 237-0015	1 Review(s) 1.0
3	Anycare 24	Medical Centers	5.77 mi	(615) 444-2121	3 Review(s) 4.5
4	Walmart Pharmacy	Pharmacy	5.9 mi	(615) 449-0611	1 Review(s) 1.0
5	Kearny Kathleen R MD	Cardiologists	5.96 mi	(615) 449-6868	1 Review(s) 5.0
6	Hughston Clinic Orthopaedics	Orthopedists	5.96 mi	(615) 547-6700	3 Review(s) 2.0
7	Tate MediSpa	Medical Spas	5.96 mi	(615) 444-1173	4 Review(s) 3.5
8	Mathews Jeffrey MD Facs	Surgeons	5.97 mi	(615) 443-1599	1 Review(s) 1.0
9	Tennessee Orthopedics	Orthopedists	6.01 mi	(615) 449-0990	1 Review(s) 5.0
10	Cumberland Skin	Dermatologists	6.04 mi	(615) 449-5771	18 Review(s) 2.5

11	Cumberland Skin Surgery And Dermatology - Lebanon	Dermatologists	6.04 mi	(615) 449-5771	1 Review(s) 5.0
12	Pediatric Dentistry - Lebanon	Pediatric Dentists	6.05 mi	(615) 545-1812	2 Review(s) 4.5
13	Aspen Dental	General Dentistry	6.05 mi	(855) 998-0928	8 Review(s) 1.0
14	MidTenn Primary Care	Walk-in Clinics	6.19 mi	(615) 547-6699	1 Review(s) 5.0
15	Children's Clinic East, PC	Pediatricians	6.42 mi	(615) 466-9770	5 Review(s) 2.5
16	Jocelyne Miller, MD	Gastroenterologist	6.42 mi	(615) 885-1093	2 Review(s) 5.0
17	Newman Dental Associates	General Dentistry	6.51 mi	(615) 470-8550	5 Review(s) 4.5
18	Psychiatric Center At McFarland Hospital	Hospitals	6.58 mi	(615) 444-2363	1 Review(s) 1.0
19	The Massage Collection	Reflexology	6.99 mi	(615) 443-1974	2 Review(s) 3.0
20	Tennessee Family Dental - Lebanon	Cosmetic Dentists	7.09 mi	(615) 444-3185	6 Review(s) 4.5

## Area Attractions / Things to Do 20+

#	Name	Type	Distance	Phone	Rating
1	Sellars State Farm Archaeological Area	Parks	3.97 mi		1 Review(s) 3.0
2	Cedars of Lebanon State Park Swimming Pool	Swimming Pools	4.07 mi	(615) 444-9797	5 Review(s) 4.5
3	Cedars Of Lebanon State Park	Parks	4.09 mi	(615) 443-2769	49 Review(s) 4.0
4	Anytime Fitness	Gyms	4.84 mi	(615) 547-4736	8 Review(s) 4.5
5	Firearm Pharmacy	Sporting Goods	5.61 mi	(615) 453-6030	9 Review(s) 4.5
6	The Dancing Lights Of Christmas	Kids Activities	6.14 mi		23 Review(s) 3.0
7	Wilson United Soccer Club	Amateur Sports Teams	6.35 mi		1 Review(s) 5.0
8	Profectus Jiu-Jitsu Lebanon	Brazilian Jiu-jitsu	6.85 mi	(804) 305-2321	1 Review(s) 5.0
9	Wilkie's Outfitters	Rafting/Kayaking	7 mi	(615) 784-4179	1 Review(s) 5.0
10	Guardian MMA Lebanon	Brazilian Jiu-jitsu	7.47 mi	(615) 506-0428	1 Review(s) 5.0
11	Flex Fitness	Gyms	7.6 mi	(615) 450-6151	1 Review(s) 5.0
12	Pro Bowling Center	Bowling	7.6 mi	(615) 449-3898	8 Review(s) 3.5
13	David Deaton Karate Studios	Martial Arts	7.68 mi	(615) 547-1754	5 Review(s) 5.0
14	Jimmy Floyd Family Life Center	Fitness & Instruction	7.72 mi	(615) 453-4545	7 Review(s) 3.5
15	Planet Fitness	Gyms	7.79 mi	(615) 994-6905	3 Review(s) 4.5
16	Don Fox Park	Parks	8 mi	(615) 449-0303	12 Review(s) 3.5
17	Julia's Body Shop	Trainers	8.2 mi	(615) 828-5385	2 Review(s) 5.0
18	Pro Pools	Swimming Pools	8.5 mi	(888) 352-7582	26 Review(s) 1.5
19	Premier Martial Arts Lebanon	Martial Arts	8.6 mi	(615) 443-4783	1 Review(s) 5.0
20	World Classic Martial Arts	Martial Arts	8.87 mi	(615) 547-9606	1 Review(s) 5.0

## Area Shopping 20+

#	Name	Type	Distance	Phone	Rating
1	Country Store Quilt Shop	Fabric Stores	2.91 mi	(615) 444-4228	1 Review(s) 4.0
2	Norene General Store	Department Stores	3.79 mi	(615) 286-2229	3 Review(s) 4.5
3	Lebanon Vacuum & Sewing Center	Fabric Stores	3.87 mi	(615) 443-7644	3 Review(s) 3.5
4	All About Holidays	Party Supplies	3.87 mi	(615) 449-0518	2 Review(s) 3.0
5	Dollar General	Discount Store	4.02 mi	(615) 965-3350	2 Review(s) 3.5
6	The Premier Group	Auction Houses	4.06 mi	(615) 456-8161	2 Review(s) 1.0
7	Nana's Plant Farm	Nurseries & Gardening	4.11 mi	(615) 444-8733	3 Review(s) 4.5
8	Parkland Flea Market	Flea Markets	4.25 mi	(615) 449-6050	7 Review(s) 3.0
9	Sweet Tea Boutique	Plus Size Fashion	4.99 mi	(615) 547-9796	1 Review(s) 5.0
10	The White Room	Bridal	5.17 mi	(615) 449-9756	35 Review(s) 3.5
11	Ferguson Selection Center	Appliances	5.19 mi	(615) 444-2111	1 Review(s) 5.0
12	Kian Toys	Toy Stores	5.26 mi	(615) 449-2440	4 Review(s) 2.0
13	Urban Threadz	Men's Clothing	5.27 mi	(615) 965-2380	1 Review(s) 5.0
14	Famous Footwear Outlet	Shoe Stores	5.28 mi	(615) 994-3056	3 Review(s) 3.0
15	Gymboree	Children's Clothing	5.32 mi	(615) 449-9340	2 Review(s) 3.5
16	Gap Factory	Men's Clothing	5.35 mi	(740) 948-9287	2 Review(s) 3.5
17	Carter's Babies & Kids	Accessories	5.37 mi	(615) 453-5392	2 Review(s) 4.5
18	Polo Ralph Lauren Factory Store	Outlet Stores	5.38 mi	(615) 444-0215	8 Review(s) 3.5
19	Boot Barn	Shoe Stores	5.39 mi	(615) 449-9636	6 Review(s) 2.0
20	Wilson Leather	Leather Goods	5.39 mi	(615) 453-0790	2 Review(s) 4.5