

**Cainsville Rd**  
Lebanon, TN 37090

**SOLD!**

Auction  
07/06/2024 10:00AM



Listed By (Agent):

**Jim Agee**

Phone (Office): 615-444-0909

Phone (Cell): 615-504-0963

Email: [ageej@realtracs.com](mailto:ageej@realtracs.com)



# ABSOLUTE AUCTION

**SATURDAY JULY 6, 2024**

**LOCATED CAINSVILLE RD • LEBANON, TN 37090**

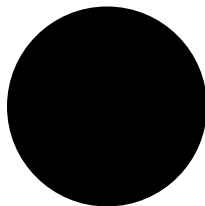
## DIRECTIONS:

**From Historic Lebanon Square: Go South Cumberland (231-S), turn left onto Tennessee Blvd., turn right onto Cainsville Road, go approximately 8 miles to property on left. Watch for signs!!!**

**From Murfreesboro: Take TN-96 E Lascassas Pike, left onto Cainsville Road, go approximately 12 miles to property on right. Watch for signs!!!**

**105 PRIME ACRES • SELLING IN 3 TRACTS**  
**LEVEL TO GENTLY ROLLING • OPEN FIELDS**  
**PRETTY WOODED AREAS**

**TRACTS RANGING IN SIZE FROM 25.84 TO 50.70 ACRES**  
**UTILITY WATER AT THE ROAD • LOOK AT YOUR CONVENIENCE**



## **105 Acres, Divided into 3 Beautiful Acreage Tracts**

Ranging in size from 25.84 to 50.70 Acres each

All Tracts front Cainsville Road

Have Utility Water Available, Soils Tested for Septic Systems (details sale date)

Restricted to 1,600 sq. ft. Minimum Size Site Built Homes, No Manufactured Homes Allowed

Land Lays Level to Gently Rolling

Combination of Open Fields and Pretty Wooded Areas

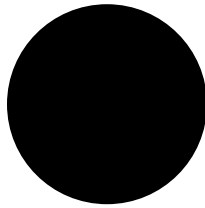
Timber Buyers Take a Look!

Enjoy Peace, Quiet & Tranquility, Yet Convenient to Lebanon and I-40

[https://youtu.be/EGe2-iLiIMo?si=LvEg\\_LeA5WkZwljM](https://youtu.be/EGe2-iLiIMo?si=LvEg_LeA5WkZwljM)

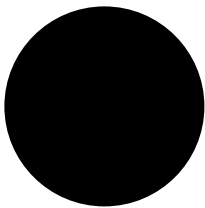
**All Tracts -**

- ✓i,☐ Front Cainsville Rd    ✓i,☐ Have Utility Water Available
- ✓i,☐ Soils Tested and Septic Approve    ✓i,☐ Excellent Building Sites
- ✓i,☐ Level to Gently Rolling Acreage
- ✓i,☐ Large Open Areas    ✓i,☐ Serene Environment
- ✓i,☐ Mature Trees    ✓i,☐ Scenic Views



**Beautiful Land**  
**Open & Wooded • Panoramic Views**

***OPEN FOR INSPECTION***  
***LOOK AT YOUR CONVENIENCE***



**Tract 1:**

50.70 Acres • Open with Big Pretty Wooded Area in back

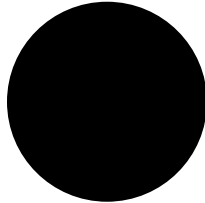
**Tract 2:**

28.51 Acres • Open Fields & Wooded Area



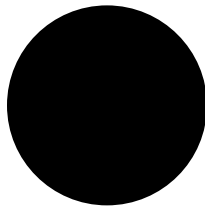
## Tract 3:

25.84 Acres • Open Fields & Wooded Area



***LAND IS OPEN FOR INSPECTION  
LOOK AT YOUR CONVENIENCE***

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**Call Jim Agee at 615.444.0909 or 615.504.0963  
For Further Information**

FINANCING: Available through Wilson Bank & Trust - Daniel Sampson - 615-444-2265; or Southern Bank of Tennessee - Matt Pillow - 615-773-0184; 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

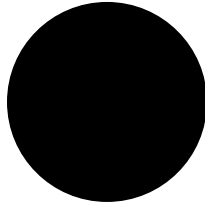
SALE DATE TERMS: Pay 20% non-refundable deposit and sign purchase contract. Balance due upon delivery of deed.

TITLE: Seller will furnish warranty deed; prorate 2024 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**



Call Jim Agee at 615-444-0909 or 615-504-0963 For Further Information



Contact **Agee & Johnson** Today!

<b>Auction Date</b>	2024-07-06
<b>Buyer's Agent Comp.</b>	Call for Details
<b>Address Street</b>	Cainsville Rd
<b>Address City</b>	Lebanon
<b>Address State</b>	TN
<b>Address Zipcode</b>	37090
<b>County</b>	Wilson
<b>Property Type</b>	Land
<b>Property Status</b>	Listed / Active
<b>Auction Highlights</b>	Absolute Auction Saturday July 6, 2024 @ 10am Cainsville Rd • Lebanon TN 105 Prime Acres • Selling in 3 Tracts Level to Gently Rolling • Open Fields • Pretty Wooded Areas
<b>Auction Time Start</b>	10:00AM
<b>Auction Type</b>	absolute
<b>Is Home</b>	yes

**ABSOLUTE AUCTION** Saturday July 6, 2024 10:00 AM  
**CAINSVILLE ROAD, LEBANON, TN 37090**  
**105 PRIME ACRES • SELLING IN 3 TRACTS**  
**LEVEL TO GENTLY ROLLING • OPEN FIELDS • PRETTY WOODED AREAS**



**CONVENIENTLY LOCATED TO I-40 AT LEBANON EXIT-239**  
**UTILITY WATER AT ROAD • SOILS TESTED • SEPTIC APPROVED**

105 Prime Acres, Selling in 3 Tracts Ranging in Size from 25.84 to 50.70 Acres. All Tracts Front Cainsville Road, Have Utility Water Available, Soils Tested and Septic Approved, Restricted to 1,600 sq. ft. Minimum Size Site Built Home, No Manufactured Homes Allowed. Enjoy Peace, Quiet & Tranquility, Yet Convenient to Lebanon and I-40.

Tract 1: 50.70 Acres    Tract 2: 28.51 Acres    Tract 3: 25.84 Acres

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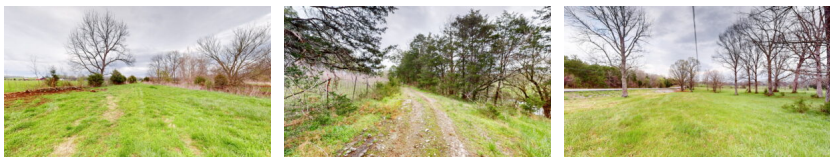
**All Tracts Front Cainsville Road with Creek Running Through Them**

Tract 1: 50.70 Acres, Open with Big Pretty Wooded Area in Back  
 Tract 2: 28.51 Acres, Open Fields & Wooded Area  
 Tract 3: 25.84 Acres, Open Fields & Wooded Area

**Beautiful Land Convenient to I-40 at Lebanon Exit-239**



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### Local & Nearby Area Resources / Businesses

- Restaurants:** 20+
- Health / Medical:** 20+
- Shopping:** 20+
- Grocery:** 20+
- Attractions / Things to Do:** 20+

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

#### Area Restaurants 20+

#	Name	Type	Distance	Phone	Rating
1	Uncle Petes Home Cooking	American	0.39 mi	(615) 449-0030	61 Review(s) 3.9
2	Jalisco Mexican Restaurant	Mexican	0.44 mi	(615) 449-2299	20 Review(s) 3.3
3	Subway	Sandwiches	0.59 mi	(615) 965-2420	4 Review(s) 2.8
4	New Moon BBQ	Barbeque	1.11 mi	(615) 444-7920	26 Review(s) 3.8
5	Bangkok Pad Thai	Thai	1.24 mi	(615) 443-4677	214 Review(s) 4.3
6	Cicis Pizza	Pizza	1.25 mi	(615) 444-2221	21 Review(s) 3.3
7	Demos'	American	1.25 mi	(615) 443-4600	310 Review(s) 3.8
8	Subway	Sandwiches	1.26 mi	(615) 449-0380	6 Review(s) 1.8
9	Logan's Roadhouse	American	1.26 mi	(615) 453-7007	87 Review(s) 2.3
10	Cracker Barrel Old Country Store	Breakfast & Brunch	1.35 mi	(615) 444-4995	102 Review(s) 3.2
11	McDonald's	Fast Food	1.35 mi	(615) 449-3299	23 Review(s) 2.1
12	Cook Out	Fast Food	1.36 mi		15 Review(s) 2.0
13	Hardee's	Fast Food	1.36 mi	(615) 443-0324	12 Review(s) 1.7
14	Panera Bread	Salad	1.37 mi	(615) 994-3750	27 Review(s) 2.0
15	Arby's	Fast Food	1.37 mi	(615) 449-0077	16 Review(s) 2.1
16	Wendy's	Fast Food	1.38 mi	(615) 547-4022	20 Review(s) 2.4
17	El Molino Mexican Restarurant	Mexican	1.38 mi	(615) 449-9300	80 Review(s) 3.8
18	Gondola Restaurant	Pizza	1.38 mi	(615) 444-6016	57 Review(s) 2.5
19	Pizza Hut	Pizza	1.39 mi	(615) 444-1786	20 Review(s) 1.7
20	Waffle House	Breakfast & Brunch	1.39 mi	(615) 449-2459	1 Review(s) 4.0

#### Area Grocery 20+

#	Name	Type	Distance	Phone	Rating
1	Walmart Supercenter	Department Stores	1.24 mi	(615) 444-0471	39 Review(s) 1.8
2	ALDI	Grocery	1.49 mi	(855) 955-2534	5 Review(s) 4.6
3	La Tienda Hispana	Grocery	1.94 mi	(615) 444-9859	9 Review(s) 4.3
4	Al's Foodland	Grocery	3.15 mi	(615) 449-8293	9 Review(s) 2.7
5	Dollar General	Grocery	3.2 mi	(615) 784-5191	1 Review(s) 1.0
6	Kroger	Grocery	3.99 mi	(615) 449-4631	18 Review(s) 2.7
7	DG Market + pOpshelf	Discount Store	4.15 mi	(615) 965-4320	1 Review(s) 1.0
8	Publix Super Markets	Grocery	4.96 mi	(615) 444-2581	24 Review(s) 3.3

9	H. G. Hill's Grocery Store	Grocery	6.14 mi		1 Review(s) 1.0
10	Dollar General	Discount Store	6.14 mi	(615) 547-8051	2 Review(s) 5.0
11	Dollar General	Discount Store	6.42 mi	(615) 965-3350	2 Review(s) 3.5
12	Publix - Lebanon	Grocery	7.65 mi	(615) 443-4349	4 Review(s) 5.0
13	Kroger	Grocery	7.88 mi	(615) 883-4259	1 Review(s) 1.0
14	Gladeville Smoke Shop	Tobacco Shops	9.58 mi	(615) 443-2226	1 Review(s) 1.0
15	Dollar General	Grocery	9.58 mi	(615) 250-3534	4 Review(s) 1.8
16	Three Forks Marketplace	Grocery	9.73 mi	(615) 237-9777	5 Review(s) 3.4
17	Dollar General	Discount Store	13.3 mi	(615) 553-3482	3 Review(s) 3.0
18	ALDI	Grocery	13.33 mi	(855) 955-2534	4 Review(s) 3.5
19	Kroger	Grocery	13.39 mi	(615) 758-3300	24 Review(s) 2.9
20	Publix	Grocery	13.44 mi	(615) 773-0250	18 Review(s) 3.7

## Area Health / Medical 20+

#	Name	Type	Distance	Phone	Rating
1	MidTenn Primary Care	Walk-in Clinics	1.2 mi	(615) 547-6699	1 Review(s) 5.0
2	Walmart Pharmacy	Pharmacy	1.24 mi	(615) 449-0611	1 Review(s) 1.0
3	Quality Center for Rehabilitation & Healing	Physical Therapy	1.29 mi	(615) 444-1836	1 Review(s) 1.0
4	America's Best Contacts & Eyeglasses	Optometrists	1.3 mi	(615) 994-3989	1 Review(s) 5.0
5	Anycare 24	Medical Centers	1.39 mi	(615) 444-2121	3 Review(s) 4.7
6	Aspen Dental	General Dentistry	1.46 mi	(855) 998-0928	9 Review(s) 1.0
7	Psychiatric Center At McFarland Hospital	Hospitals	1.63 mi	(615) 444-2363	1 Review(s) 1.0
8	Newman Dental Associates	General Dentistry	1.7 mi	(615) 470-8550	7 Review(s) 3.6
9	The Massage Collection	Reflexology	2.16 mi	(615) 443-1974	2 Review(s) 3.0
10	Tennessee Family Dental - Lebanon	Cosmetic Dentists	2.3 mi	(615) 444-3185	8 Review(s) 4.0
11	Grosch Counseling Center LLC	Counseling & Mental Health	2.37 mi	(615) 444-7885	1 Review(s) 2.0
12	Gallaher John OD	Optometrists	2.42 mi	(615) 444-9111	2 Review(s) 5.0
13	Gallaher EyeCare	Optometrists	2.42 mi	(615) 444-9111	2 Review(s) 3.0
14	Smile Gallery	General Dentistry	2.44 mi	(615) 444-2069	10 Review(s) 3.4
15	Cumberland Skin	Dermatologists	2.61 mi	(615) 449-5771	19 Review(s) 2.8
16	Wilson County Chiropractic	Chiropractors	2.62 mi	(615) 449-6700	4 Review(s) 5.0
17	Cumberland Skin Surgery And Dermatology - Lebanon	Dermatologists	2.62 mi	(615) 449-5771	1 Review(s) 5.0
18	Strauss William T DC	Chiropractors	2.82 mi	(615) 444-5335	1 Review(s) 5.0
19	Flawless Reflection	Weight Loss Centers	2.83 mi	(615) 489-6949	4 Review(s) 4.0
20	Healthy Bones Chiropractic	Chiropractors	2.84 mi	(615) 549-8070	6 Review(s) 5.0

## Area Attractions / Things to Do 20+

#	Name	Type	Distance	Phone	Rating
1	The Dancing Lights Of Christmas	Kids Activities	1.16 mi		25 Review(s) 3.2
2	Anytime Fitness	Gyms	1.59 mi	(615) 547-4736	8 Review(s) 4.5
3	Sellars State Farm Archaeological Area	Parks	2.01 mi		1 Review(s) 3.0
4	Profectus Jiu-jitsu Lebanon	Brazilian Jiu-jitsu	2.01 mi	(804) 305-2321	1 Review(s) 5.0
5	Wilkie's Outfitters	Rafting/Kayaking	2.11 mi	(615) 784-4179	1 Review(s) 5.0
6	Wilson United Soccer Club	Amateur Sports Teams	2.23 mi		1 Review(s) 5.0
7	Guardian MMA Lebanon	Brazilian Jiu-jitsu	2.65 mi	(615) 506-0428	1 Review(s) 5.0
8	Pro Bowling Center	Bowling	2.81 mi	(615) 449-3898	9 Review(s) 3.6
9	Jimmy Floyd Family Center	Fitness & Instruction	2.88 mi	(615) 453-4545	8 Review(s) 3.5
10	Flex Fitness	Gyms	3.11 mi	(615) 450-6151	1 Review(s) 5.0
11	David Deaton Karate Studios	Martial Arts	3.2 mi	(615) 547-1754	5 Review(s) 5.0
12	Planet Fitness	Gyms	3.29 mi	(615) 994-6905	3 Review(s) 4.7
13	Don Fox Park	Parks	3.34 mi	(615) 449-0303	14 Review(s) 3.4
14	Julia's Body Shop	Trainers	3.85 mi	(615) 828-5385	2 Review(s) 5.0
15	Pro Pools	Swimming Pools	4.26 mi	(888) 352-7582	27 Review(s) 1.4
16	Success Martial Arts Center	Martial Arts	4.32 mi	(615) 443-4783	1 Review(s) 5.0
17	World Classic Martial Arts	Martial Arts	4.7 mi	(615) 547-9606	1 Review(s) 5.0
18	Sports Village Fitness	Trainers	5.24 mi	(615) 449-0031	13 Review(s) 4.4
19	US Ju Jitsu & Karate Center	Karate	5.25 mi	(615) 974-0246	1 Review(s) 5.0
20	Veneshia Yoga	Yoga	6.27 mi	(615) 808-1600	2 Review(s) 5.0

## Area Shopping 20+

#	Name	Type	Distance	Phone	Rating
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1	Sweet Tea Boutique	Plus Size Fashion	0.45 mi	(615) 547-9796	1 Review(s) 5.0
2	Blacks Buildings	Sheds & Outdoor Storage	0.62 mi	(615) 587-0923	1 Review(s) 1.0
3	Burkes Outlet	Cosmetics & Beauty Supply	1.21 mi	(615) 453-5680	2 Review(s) 4.5
4	Boot Barn	Shoe Stores	1.21 mi	(615) 449-9636	7 Review(s) 1.7
5	Sally Beauty Supply	Cosmetics & Beauty Supply	1.23 mi	(615) 443-3183	2 Review(s) 1.0
6	The Vape Place	Vape Shops	1.23 mi	(615) 489-1199	1 Review(s) 1.0
7	Boost Mobile Store by Universal Mobile	Mobile Phones	1.23 mi	(615) 530-0066	1 Review(s) 1.0
8	Cato	Women's Clothing	1.24 mi	(615) 444-5987	3 Review(s) 3.3
9	Walmart Vision & Glasses	Eyewear & Opticians	1.24 mi	(615) 444-7622	1 Review(s) 5.0
10	Walmart Vision Center	Eyewear & Opticians	1.24 mi	(615) 444-0471	1 Review(s) 1.0
11	Walmart Supercenter	Department Stores	1.24 mi	(615) 444-0471	39 Review(s) 1.8
12	Hibbett Sports	Shoe Stores	1.26 mi	(615) 444-0422	2 Review(s) 5.0
13	Nana's Plant Farm	Nurseries & Gardening	1.27 mi	(615) 444-8733	3 Review(s) 4.7
14	America's Best Contacts & Eyeglasses	Optometrists	1.3 mi	(615) 994-3989	1 Review(s) 5.0
15	Dollar Tree	Discount Store	1.31 mi	(615) 443-1849	1 Review(s) 1.0
16	4EverEcig	Vape Shops	1.42 mi	(615) 547-9351	3 Review(s) 2.7
17	Walgreens	Drugstores	1.45 mi	(615) 449-7770	5 Review(s) 1.6
18	AT&T Store	Mobile Phones	1.46 mi	(615) 547-1107	3 Review(s) 2.3
19	Mattress Firm Lebanon	Mattresses	1.47 mi	(615) 444-6100	6 Review(s) 4.3
20	Lowe's Home Improvement	Hardware Stores	1.55 mi	(615) 547-7236	22 Review(s) 2.5