

**Rutledge Lane**  
Lebanon, TN 37087

**SOLD!**

Auction  
07/27/2024 10:00AM



Listed By (Agent):

**Jim Agee**

Phone (Office): 615-444-0909

Phone (Cell): 615-504-0963

Email: ageej@realtracs.com



# **ABSOLUTE AUCTION**

**SATURDAY JULY 27, 2024 @ 10:00AM**

**Located Rutledge Lane • Lebanon, TN 37087**

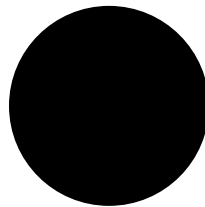
**DIRECTIONS:**

**From Historic Lebanon Square travel north on N. Cumberland Street / Hwy-231 N, 2.5 miles, turn right onto Rutledge Lane, .8 mile to Auction on the left (across the street from 818). Watch for signs!!!**

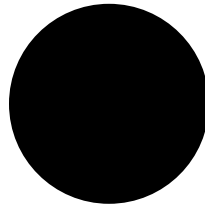
**5.16 ACRES**

**WELL • SEPTIC SYSTEM**

**CITY WATER at ROAD**



**5.16 Acres, Per New Survey**



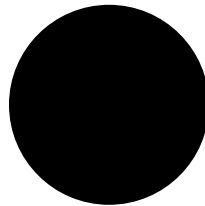
Fronts 161 feet on Rutledge Lane

Land Lays Level to Gently Rolling, Open with Scattered Trees in the Front

Balance Wooded, Partially Fenced

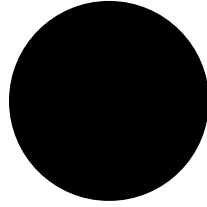
Well and Septic System (mobile home formerly located on property)

City Water at the Road. No Owner Restrictions



***Open For Inspection***

**Look At Your Convenience**



**Call Jim Agee at 615-504-0963 or 615.444.0909  
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

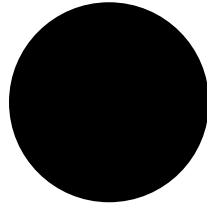
SALE DATE TERMS: Pay 20% non-refundable deposit and sign purchase contract. Balance due upon delivery of deed.

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**



Contact **Agee & Johnson** Today!

<b>Auction Date</b>	2024-07-27
<b>Buyer's Agent Comp.</b>	Call for Details
<b>Address Street</b>	Rutledge Lane
<b>Address City</b>	Lebanon
<b>Address State</b>	TN
<b>Address Zipcode</b>	37087
<b>County</b>	Wilson
<b>Property Status</b>	Listed / Active

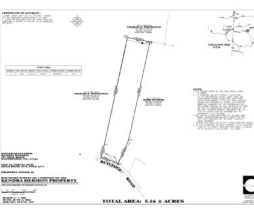
<b>Auction Highlights</b>	Absolute Auction Saturday July 27, 2024 @ 10am 5+ Acres • Well • Septic System • City Water at Road
<b>Auction Time Start</b>	10:00AM
<b>Auction Type</b>	absolute

**ABSOLUTE AUCTION** Saturday July 27, 2024 10:00 AM  
**RUTLEDGE LANE, LEBANON, TN 37097**  
**5.16 ACRES • WELL • SEPTIC SYSTEM**  
**CITY WATER AT THE ROAD**



5.16 Acres, Per New Survey, Fronts 163 feet on Rutledge Lane, Land Level to Gently Rolling, Open with Scattered Trees in the Front, Balance Wooded, Partially Fenced, Well and Septic System (mobile home formerly located on property), City Water at the Road. No Owner Restrictions.  
**OPEN FOR INSPECTION - LOOK AT YOUR CONVENIENCE!**  
 Call Jim Agee at 615-444-0909 or 615-504-0963 For Further Information

**AGEE & JOHNSON** 615.444.0909  
 REALTY AND AUCTION COMPANY www.AgeeAndJohnson.com



**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	People's BBQ	Barbeque	1.25 mi	(615) 784-4175	4 Review(s) 3.0★
2	Subway	Sandwiches	1.31 mi	(615) 453-3823	7 Review(s) 1.0★
3	Rice Box	Chinese	1.37 mi	(615) 449-9488	40 Review(s) 4.3★
4	Xiao's Hibachi su Shi Buffet	Buffets	1.57 mi		3 Review(s) 3.7★
5	The Crab Shack	Seafood	1.79 mi	(615) 547-4360	33 Review(s) 3.8★
6	David's Pizza	Pizza	1.89 mi	(615) 444-8232	32 Review(s) 2.4★
7	Belles Little Country Kitchen	Breakfast & Brunch	1.98 mi	(615) 547-6888	40 Review(s) 3.7★
8	Tenn Lakes Brewing Company	Pizza	2.04 mi	(615) 994-1330	41 Review(s) 4.4★
9	Just Fish	Food Trucks	2.06 mi	(615) 703-1515	8 Review(s) 4.6★

10	BJ Hot Chicken	Chicken Wings	2.1 mi	(615) 965-2352	26 Review(s) 4.8
11	Burger King	Burgers	2.12 mi	(615) 444-7415	17 Review(s) 1.3
12	Split Bean Roasting	Coffee & Tea	2.14 mi	(615) 784-4058	75 Review(s) 4.6
13	Basic Eatery	Wraps	2.15 mi	(615) 245-8133	2 Review(s) 5.0
14	Island Breeze Bistro	Desserts	2.15 mi	(615) 530-4755	4 Review(s) 4.3
15	Town Square Social	New American	2.17 mi	(615) 784-4593	342 Review(s) 4.4
16	Off The Square	Breakfast & Brunch	2.22 mi	(615) 965-2365	16 Review(s) 4.8
17	Sushi Max	Sushi Bars	2.26 mi	(615) 453-0423	34 Review(s) 3.7
18	Scoopz Italian Ice	Gelato	2.26 mi	(615) 547-9346	19 Review(s) 4.9
19	The Smoke House by Hoite's	Barbeque	2.26 mi	(615) 444-8300	1 Review(s) 3.0
20	Speedy Burrito Lebanon Tennessee	Mexican	2.28 mi	(615) 784-4071	112 Review(s) 4.5

### Area Grocery 20+

#	Name	Type	Distance	Phone	Rating
1	Al's Foodland	Grocery	1.36 mi	(615) 449-8293	9 Review(s) 2.7
2	La Tienda Hispana	Grocery	2.45 mi	(615) 444-9859	9 Review(s) 4.3
3	H. G. Hill's Grocery Store	Grocery	2.52 mi		1 Review(s) 1.0
4	Dollar General	Discount Store	2.52 mi	(615) 547-8051	2 Review(s) 5.0
5	Dollar General	Grocery	2.97 mi	(615) 784-5191	1 Review(s) 1.0
6	Walmart Supercenter	Department Stores	3.14 mi	(615) 444-0471	39 Review(s) 1.8
7	ALDI	Grocery	3.45 mi	(855) 955-2534	6 Review(s) 4.7
8	DG Market + pOpshelf	Discount Store	3.59 mi	(615) 965-4320	1 Review(s) 1.0
9	Kroger	Grocery	3.6 mi	(615) 449-4631	18 Review(s) 2.7
10	Publix Super Markets	Grocery	4.24 mi	(615) 444-2581	24 Review(s) 3.3
11	Dollar General	Grocery	4.32 mi	(615) 549-5710	1 Review(s) 1.0
12	Kroger	Grocery	7 mi	(615) 883-4259	1 Review(s) 1.0
13	Publix - Lebanon	Grocery	8.24 mi	(615) 443-4349	4 Review(s) 5.0
14	Dollar General	Discount Store	9.77 mi	(615) 965-3350	2 Review(s) 3.5
15	Stagecoach General Store	Grocery	11.31 mi	(615) 452-0808	1 Review(s) 1.0
16	DG Market	Discount Store	11.39 mi	(615) 502-5794	1 Review(s) 5.0
17	Dollar General	Grocery	11.93 mi	(615) 250-3534	4 Review(s) 1.8
18	Gladeville Smoke Shop	Tobacco Shops	11.93 mi	(615) 443-2226	1 Review(s) 1.0
19	Three Forks Marketplace	Grocery	12.17 mi	(615) 237-9777	5 Review(s) 3.4
20	Piggly Wiggly	Grocery	12.85 mi	(615) 374-0600	1 Review(s) 3.0

### Area Health / Medical 20+

#	Name	Type	Distance	Phone	Rating
1	Smile Gallery	General Dentistry	1.92 mi	(615) 444-2069	10 Review(s) 3.4
2	STAR Physical Therapy	Physical Therapy	2.14 mi	(615) 443-4938	5 Review(s) 4.2
3	John M. Pino, OD,PhD	Optometrists	2.14 mi	(615) 449-0541	1 Review(s) 5.0
4	Family Eye Med	Optometrists	2.14 mi	(615) 449-0541	12 Review(s) 2.9
5	HealthMarkets - Janette Redd	Life Insurance	2.2 mi	(615) 426-9683	1 Review(s) 5.0
6	Psychiatric Center At McFarland Hospital	Hospitals	2.25 mi	(615) 444-2363	1 Review(s) 1.0
7	The Massage Collection	Reflexology	2.29 mi	(615) 443-1974	2 Review(s) 3.0
8	Tennessee Family Dental - Lebanon	Cosmetic Dentists	2.34 mi	(615) 444-3185	7 Review(s) 3.9
9	Grosch Counseling Center LLC	Counseling & Mental Health	2.37 mi	(615) 444-7885	1 Review(s) 2.0
10	Gallagher John OD	Optometrists	2.38 mi	(615) 444-9111	2 Review(s) 5.0
11	Gallagher EyeCare	Optometrists	2.38 mi	(615) 444-9111	2 Review(s) 3.0
12	Troy L Long, DDS	Cosmetic Dentists	2.39 mi	(615) 444-2782	8 Review(s) 5.0
13	Quality Center for Rehabilitation & Healing	Physical Therapy	2.39 mi	(615) 444-1836	1 Review(s) 1.0
14	MidTenn Primary Care	Walk-in Clinics	2.49 mi	(615) 547-6699	1 Review(s) 5.0
15	Flawless Reflection	Weight Loss Centers	2.52 mi	(615) 489-6949	4 Review(s) 4.0
16	Lindsay Backus, Speech-Language Pathologist	Speech Therapists	2.52 mi	(318) 243-4395	5 Review(s) 5.0
17	Strauss William T DC	Chiropractors	2.52 mi	(615) 444-5335	2 Review(s) 5.0
18	Shane Selby, LMT, CLT	Massage Therapy	2.52 mi	(931) 260-5991	2 Review(s) 5.0
19	Wilson County Chiropractic	Chiropractors	2.54 mi	(615) 449-6700	4 Review(s) 5.0
20	Newman Dental Associates	General Dentistry	2.6 mi	(615) 470-8550	8 Review(s) 3.8

### Area Attractions / Things to Do 20+

#	Name	Type	Distance	Phone	Rating
1	Jimmy Floyd Family Center	Fitness & Instruction	1.98 mi	(615) 453-4545	8 Review(s) 3.5

- 2 Guardian MMA Lebanon
- 3 Wilkies Outfitters
- 4 Pro Bowling Center
- 5 Profectus Jiu-Jitsu Lebanon
- 6 The Dancing Lights Of Christmas
- 7 Don Fox Park
- 8 Planet Fitness
- 9 Flex Fitness
- 10 David Deaton Karate Studios
- 11 Julia's Body Shop
- 12 Cedar City Trail
- 13 Wilson United Soccer Club
- 14 Premier Martial Arts Lebanon
- 15 Pro Pools
- 16 World Classic Martial Arts
- 17 Sports Village Fitness
- 18 US Ju Jitsu & Karate Center
- 19 Anytime Fitness
- 20 Sellars State Farm Archaeological Area

Brazilian Jiu-jitsu	2.11 mi	(615) 506-0428	1 Review(s)	5.0
Rafting/Kayaking	2.12 mi	(615) 784-4179	1 Review(s)	5.0
Bowling	2.17 mi	(615) 449-3898	9 Review(s)	3.6
Brazilian Jiu-jitsu	2.33 mi	(804) 305-2321	1 Review(s)	5.0
Kids Activities	2.48 mi		25 Review(s)	3.2
Parks	2.56 mi	(615) 449-0303	15 Review(s)	3.4
Gyms	2.95 mi	(615) 994-6905	3 Review(s)	4.7
Gyms	2.98 mi	(615) 450-6151	1 Review(s)	5.0
Martial Arts	2.98 mi	(615) 547-1754	5 Review(s)	5.0
Trainers	3.4 mi	(615) 828-5385	2 Review(s)	5.0
Playgrounds	3.51 mi		1 Review(s)	4.0
Amateur Sports Teams	3.62 mi		1 Review(s)	5.0
Martial Arts	3.73 mi	(615) 443-4783	1 Review(s)	5.0
Swimming Pools	3.76 mi	(888) 352-7582	27 Review(s)	1.4
Martial Arts	4.1 mi	(615) 547-9606	1 Review(s)	5.0
Trainers	4.51 mi	(615) 449-0031	13 Review(s)	4.4
Karate	4.51 mi	(615) 974-0246	1 Review(s)	5.0
Gyms	4.53 mi	(615) 547-4736	9 Review(s)	4.6
Parks	4.99 mi		1 Review(s)	3.0

### Area Shopping 20+

#	Name	Type	Distance	Phone	Rating
1	ABC Reglazing	Building Supplies	0.21 mi	(615) 470-8300	2 Review(s) 1.0
2	Marley's Smoke Shop	Tobacco Shops	1.37 mi	(615) 547-9891	1 Review(s) 5.0
3	The Western Look	Shoe Stores	1.63 mi	(615) 547-7159	5 Review(s) 5.0
4	Lebanon Distributing	Building Supplies	1.72 mi	(615) 444-7060	2 Review(s) 5.0
5	Smokers House And Vape Convinent store	Vape Shops	1.75 mi		1 Review(s) 5.0
6	The Tobacco Shoppe	Tobacco Shops	1.81 mi	(615) 449-2982	2 Review(s) 5.0
7	Slay'd Studio Luxury Nails & Spiritual Boutique	Nail Technicians	1.84 mi	(615) 547-4859	1 Review(s) 5.0
8	iBROKEIT	Mobile Phone Repair	1.87 mi	(615) 547-9504	7 Review(s) 3.3
9	Haven House Thrift Shop	Thrift Stores	1.89 mi	(615) 965-2706	11 Review(s) 4.4
10	Gimme A \$5	Discount Store	1.93 mi	(615) 547-6005	9 Review(s) 2.2
11	DT's Used Appliances	Appliances	1.94 mi	(615) 470-3070	3 Review(s) 2.3
12	Buddy's Home Furnishings	Appliances	1.94 mi	(615) 449-3505	1 Review(s) 1.0
13	Buckeye Drugs	Drugstores	1.95 mi	(615) 444-2999	2 Review(s) 4.5
14	S S Graham Floral	Florists	1.97 mi	(615) 443-3366	2 Review(s) 5.0
15	Kwik Kash Pawn Shop	Pawn Shops	2.02 mi	(615) 449-1256	1 Review(s) 1.0
16	Sunshine Flowers & Gifts	Florists	2.05 mi	(615) 444-4038	9 Review(s) 2.8
17	Lebanon Wine & Spirits	Beer, Wine & Spirits	2.05 mi	(615) 470-8554	1 Review(s) 5.0
18	Bloem Kind Boutique	Women's Clothing	2.06 mi	(615) 270-0360	2 Review(s) 4.5
19	Neighborhood Connections	Appliances	2.08 mi	(901) 801-3935	2 Review(s) 5.0
20	Michaels Cover Up	Fabric Stores	2.11 mi	(615) 444-8329	2 Review(s) 2.5