

Cooks Rd
Mt Juliet, TN 37122

SOLD!

Auction
08/10/2024 10:00AM



Listed By (Agent):

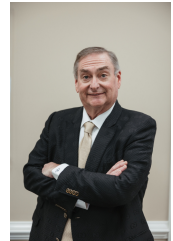
Jay White

Phone (Office): 615-444-0909

Phone (Cell): 615-308-4421

Email: WhiteJA@RealTracs.com

Website: <http://jaywhiterealtor.com>



ABSOLUTE AUCTION

SATURDAY AUGUST 10, 2024 @ 10:00AM

Located Cooks Rd • Mt Juliet, TN 37122

DIRECTIONS:

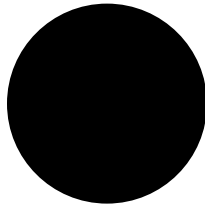
Points East:

Travel west on US-70 at Hwy-109 for 1.6 miles, turn right at Cooks Road, stay right on Cooks Road. Watch for signs!!!

Points West:

From N. Mt. Juliet Road, Travel east on US-70 for 2.9 miles, turn left at Cooks Road, stay left on Cooks Road. Watch for signs!!!

46+ ACRES • 3 ACREAGE TRACTS
UTILITY WATER • SEPTIC APPROVED



46+ Prime Acres

Selling in 3 Building Tracts

Ranging in size from 7.15 Acres to 32.31 Acres

Tract 1: 7.15 Acres

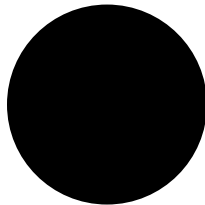
Tract 2: 7.15 Acres

Tract 3: 32.31 Acres

Utility Water Available, Soils Tested Septic Approved (details sale date)

Restricted to 1,800 sq. ft. Site Built Home

No Mobile or Modular Homes



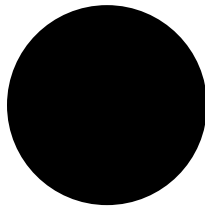
Excellent Building Sites

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

Plenty of Room for Children and Pets to Roam, Horses, Cattle and other Livestock



**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 - 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

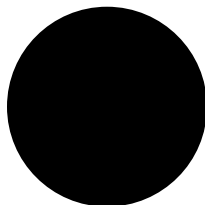
SALE DATE TERMS: Pay 20% non-refundable deposit and sign purchase contract. Balance due upon delivery of deed.

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!

Auction Date	2024-08-10
Buyer's Agent Comp.	Call for Details
Address Street	Cooks Rd
Address City	Mt Juliet

Address State	TN
Address Zipcode	37122
County	Wilson
Property Type	Land
Property Status	Listed / Active
Auction Highlights	Absolute Auction Saturday August 10, 2024 @ 10am Cooks Rd • Mt Juliet TN 46+ Acres • 3 Acreage Tracts Utility Water • Septic Approved
Auction Time Start	10:00AM
Auction Type	absolute
Is Home	yes

ABSOLUTE AUCTION Saturday August 10, 2024 10:00 AM
COOKS ROAD, MT. JULIET, TN 37122
46+ ACRES • 3 ACREAGE TRACTS
UTILITY WATER • SEPTIC APPROVED

Use Prime Access Gullies in 3 Building Tracts ranging in size from 7.15 Acres to 12.37 Acres. Utility Water Available. Septic System Approved. Landscaped with plants and fertilized to 2000 sq. ft. Site Built Home. No Mobile or Modular Homes.
 Equipment Available: Backhoes, Loaders, Graders, Compactors, Pumps, and Wooded Areas with Many of Trees to 12" Diameter and 10' to 15' Height. Some are 20' and Higher.

PRIME BUILDING TRACTS
LEVEL LAND • OPEN LAND • MATURE TREES

Tract 1: 7.15 Acres Tract 2: 7.15 Acres Tract 3: 12.37 Acres
OPEN FOR INSPECTION • LOOK AT YOUR CONVENIENCE
 Call Jay White at 615-306-4423 or 615-444-0909 For Further Information
 Auctioneer: Jay White, 11212 Highway 109, Mt. Juliet, TN 37122

AJ AGEE & JOHNSON REALTY AND AUCTION, INC. **615.444.0909** www.AgeeAndJohnson.com

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