Atkinson Rd

Lebanon, TN 37090

SOLD!

Auction
09/28/2024 10:00am

Contact **Agee & Johnson** Today!

Listed By (Agent):

Pruitt Jones

Phone (Office): 615-444-0909

Phone (Cell): 615-927-1667

Email: PruittJones@RealTracs.com

Information is believed accurate, but not guaranteed. Contact listing agent for verification.

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 SEPTEMBER 28, 2024

LOCATED ATKINSON RD • LEBANON, TN 37090

DIRECTIONS:

From Historic Lebanon Square:

Travel south on US-231 S/S Cumberland St, 6 miles, turn right onto Atkinson Road, .6 mile. Watch for signs!!!

From Murfreesboro at 66/Walter Hill:

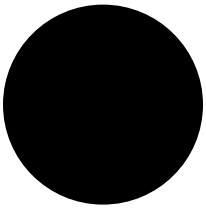
Travel north on US-231 N, 12.6 miles, turn left onto Atkinson Road, .6 mile. Watch for signs!!!

88+ ACRES • SELLING IN 6 ACREAGE TRACTS

SOILS TESTED • SEPTIC APPROVED • UTILITY WATER
PRETTY WOODED AREAS

TRACTS RANGING IN SIZE FROM 11.73 TO 21.72 ACRES

UTILITY WATER AVAILABLE • LOOK AT YOUR CONVENIENCE



88+ Acres Selling in 6 Acreage Tracts

Fronting over 1300 feet on Atkinson Rd, Ranging in Size from 11.73 Acres to 21.72 Acres

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

Restricted to Site Built Homes, No Mobile or Modular Homes

Perfect for Your Homestead or Barndominium

Land Lays Level to Gently Rolling

Some Open Fields with Mature Trees and Wooded Areas

Plenty of Room for Children and Pets to Roam

Excellent Park Like Setting Recreational Retreat

Bring Your Four Wheeler • Enjoy the Open Spaces and Wildlife

Close to Cedars of Lebanon State Park yet still only minutes to Downtown Lebanon

Tract 1:

21.72 Acres

Tract 2:

14.59 Acres

Tract 3:

13.26 Acres

Tract 4:

11.73 Acres

Tract 5:

12.77 Acres

Tract 6:

14.11 Acres

LAND IS OPEN FOR INSPECTION
LOOK AT YOUR CONVENIENCE

Call Pruitt Jones at 615.927.1667 or Jay White 615.308.4421 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

AGEE & JOHNSON REALTY AND AUCTION, INC. Contact **Agee & Johnson** Today!

Auction Date	2024-09-28
Buyer's Agent Comp.	Call for Details
Address Street	Atkinson Rd
Address City	Lebanon
Address State	TN
Address Zipcode	37090
County	Wilson
Property Type	Land

Property Status	Listed / Active
Auction Highlights	Absolute Auction Saturday September 28, 2024 @ 10am Atkinson Rd • Lebanon TN 88+ Acres • Selling in 6 Acreage Tracts
Auction Time Start	10:00am
Auction Type	absolute
Is Home	yes

ABSOLUTE
AUCTION
Saturday
September 28, 2024
10:00 AM
ATKINSON ROAD, LEBANON, TN 37090
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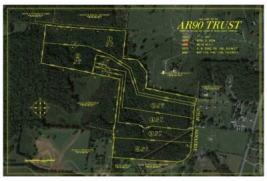
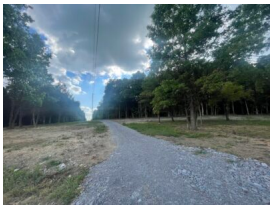
SOILS TESTED • SEPTIC APPROVED • UTILITY WATER
CENTRALLY LOCATED TO LEBANON AND MURFREESBORO
OPEN FOR INSPECTION • LOOK AT YOUR CONVENIENCE
615.444.0909
www.AgeeAndJohnson.com


AB90 TRUST



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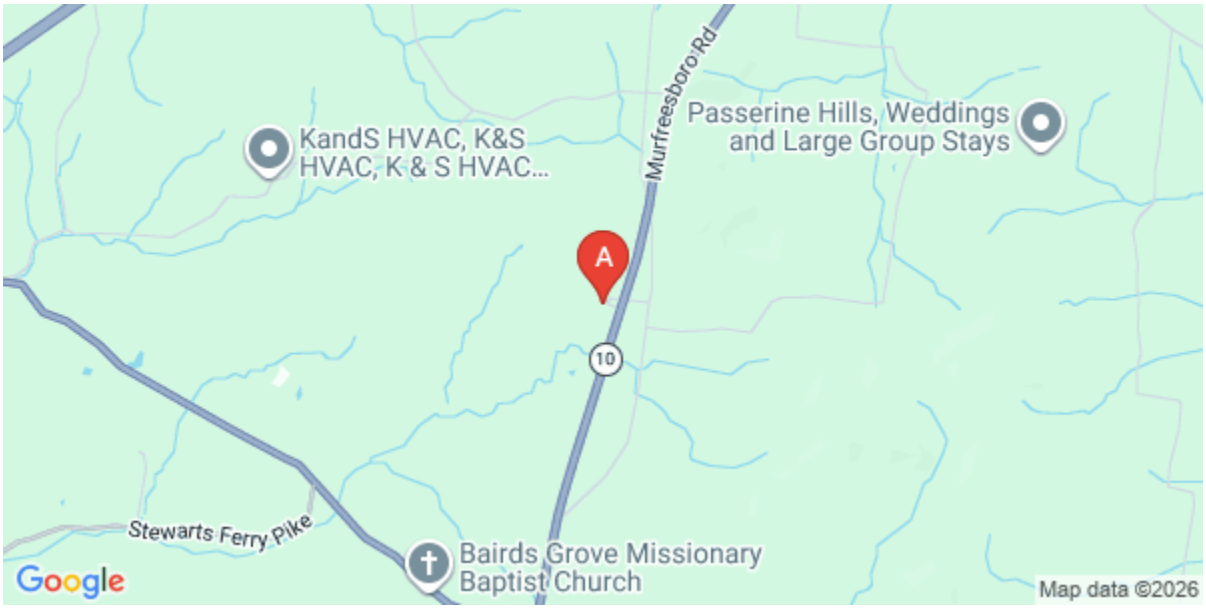

Local & Nearby Area Resources / Businesses

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	Mar Y Tierra Taqueria	Tacos	1.29 mi	(615) 547-9421	10 Review(s) 4.5✪
2	Mrs Hudson's Kitchen	Delis	3.63 mi		0 N/A
3	Sonic Drive-In	Fast Food	3.67 mi	(615) 547-0070	15 Review(s) 1.5✪
4	High Tail	Bakeries	4 mi		0 N/A
5	Subway	Sandwiches	4.02 mi	(615) 453-8991	4 Review(s) 1.8✪
6	Williams	Sandwiches	4.02 mi	(615) 453-8866	0 N/A
7	Dairy Queen Ltd Brazier	Fast Food	4.03 mi	(615) 453-8991	4 Review(s) 2.5✪
8	Outback Steakhouse	Steakhouses	4.09 mi	(615) 444-7193	124 Review(s) 2.6✪
9	O'Charley's Restaurant & Bar	American	4.11 mi	(615) 453-1185	90 Review(s) 2.8✪
10	Taco Bell	Fast Food	4.11 mi	(615) 449-4858	21 Review(s) 2.1✪
11	El Sol Taqueria Express	Tex-Mex	4.13 mi	(615) 547-9170	33 Review(s) 4.5✪
12	Subway	Sandwiches	4.14 mi	(615) 443-9950	4 Review(s) 2.8✪
13	Chili's	American	4.35 mi	(615) 443-7121	71 Review(s) 2.7✪
14	Logan's Roadhouse	American	4.36 mi	(615) 453-7007	94 Review(s) 2.4✪
15	Los Compadres	Mexican	4.39 mi	(615) 444-3737	112 Review(s) 3.5✪
16	Bojangles	Fast Food	4.39 mi	(615) 443-7572	33 Review(s) 2.7✪
17	Waffle House	Breakfast & Brunch	4.39 mi	(615) 449-2459	24 Review(s) 1.9✪
18	Waffle House	Breakfast & Brunch	4.39 mi	(615) 449-2459	1 Review(s) 4.0✪
19	Pizza Hut	Pizza	4.41 mi	(615) 444-1786	21 Review(s) 1.6✪
20	Shoney's Restaurant	American	4.43 mi	(615) 444-2447	51 Review(s) 3.4✪

Area Grocery 20+

#	Name	Type	Distance	Phone	Rating
1	Dollar General	Discount Store	1.63 mi	(615) 965-3350	2 Review(s) 3.5✪
2	Hackney H T Co	Grocery	3.43 mi	(615) 449-3285	0 N/A
3	Dollar General	Grocery	3.84 mi	(615) 549-5710	1 Review(s) 1.0✪
4	ALDI	Grocery	4.73 mi	(855) 955-2534	7 Review(s) 4.7✪
5	Walmart Supercenter	Department Stores	5 mi	(615) 444-0471	41 Review(s) 1.8✪
6	Gladeville General Store	Grocery	5.11 mi	(615) 444-8292	0 N/A
7	Gladeville Smoke Shop	Tobacco Shops	5.45 mi	(615) 443-2226	1 Review(s) 1.0✪
8	Dollar General	Grocery	5.45 mi	(615) 250-3534	4 Review(s) 1.8✪

9	La Tienda Hispana	Grocery	5.76 mi	(615) 444-9859	9 Review(s) 4.3✪
10	Quik Stop Superette	Grocery	5.95 mi	(615) 444-6006	0 N/A
11	Demeter's Common	Grocery	6 mi	(615) 965-2944	0 N/A
12	Dollar General	Grocery	6.03 mi	(615) 549-7428	0 N/A
13	Dollar General	Grocery	6.06 mi	(615) 784-5191	1 Review(s) 1.0✪
14	Bi-Lo	Drugstores	6.24 mi	(615) 453-3931	0 N/A
15	Kroger	Grocery	6.29 mi	(615) 449-4631	17 Review(s) 2.6✪
16	Hg Hill Market #16	Grocery	6.39 mi	(615) 444-6771	0 N/A
17	DG Market + pOpshelf	Discount Store	6.48 mi	(615) 965-4320	1 Review(s) 1.0✪
18	Zip's Food Mart	Grocery	6.54 mi	(615) 449-4516	0 N/A
19	Tw's Market	Grocery	6.62 mi	(615) 286-2783	0 N/A
20	Publix - Lebanon	Grocery	6.66 mi	(615) 443-4349	4 Review(s) 5.0✪

Area Health / Medical 20+

#	Name	Type	Distance	Phone	Rating
1	Hughston Clinic Orthopaedics	Orthopedists	3.67 mi	(615) 547-6700	4 Review(s) 2.8✪
2	Hazelwood Jeffrey E MD	Doctors	3.67 mi	(615) 444-3307	0 N/A
3	Thompson W David MD	Cardiologists	3.67 mi	(615) 449-6868	0 N/A
4	Zhou Shan-Ren MD	Doctors	3.67 mi	(615) 547-4353	0 N/A
5	Lebanon Digestive	Doctors	3.67 mi	(615) 449-6222	0 N/A
6	Woods Robert MD	Cardiologists	3.67 mi	(615) 449-6868	0 N/A
7	Middle Tennessee Pediatrics and Adolescent Medicine PC	Doctors	3.67 mi	(615) 257-0292	0 N/A
8	Saint Thomas Medical Partners - Gastroenterology - Lebanon	Gastroenterologist	3.67 mi	(615) 449-6222	0 N/A
9	Olivier Andre C MD	Doctors	3.67 mi	(615) 449-6868	0 N/A
10	Premier Orthopaedics and Sports Medicine	Orthopedists	3.67 mi	(615) 547-6777	0 N/A
11	Fruin Brent MD	Doctors	3.67 mi	(615) 453-5310	0 N/A
12	Fahrig Stephen A MD	Cardiologists	3.67 mi	(615) 449-6868	0 N/A
13	Halcomb Rhonda T MD	Obstetricians & Gynecologists	3.67 mi	(615) 453-1210	0 N/A
14	Tanedo Joel S MD	Doctors	3.67 mi	(615) 449-6868	0 N/A
15	Saint Thomas Heart	Cardiologists	3.67 mi	(615) 449-6868	0 N/A
16	McCullough Carol H MD	Obstetricians & Gynecologists	3.67 mi	(615) 453-1210	0 N/A
17	Kearny Kathleen R MD	Cardiologists	3.67 mi	(615) 449-6868	1 Review(s) 5.0✪
18	Tate MediSpa	Medical Spas	3.68 mi	(615) 444-1173	5 Review(s) 2.8✪
19	Hopebridge Autism Therapy Center	Behavior Analysts	3.68 mi	(615) 709-0233	0 N/A
20	Mathews Jeffrey MD Facs	Surgeons	3.73 mi	(615) 443-1599	1 Review(s) 1.0✪

Area Attractions / Things to Do 20+

#	Name	Type	Distance	Phone	Rating
1	Cedars Of Lebanon State Park	Parks	2.32 mi	(615) 443-2769	52 Review(s) 4.0✪
2	Cedars of Lebanon State Park Swimming Pool	Swimming Pools	2.39 mi	(615) 444-9797	5 Review(s) 4.4✪
3	Dancer's Studio	Performing Arts	3.55 mi	(615) 444-9357	0 N/A
4	Anytime Fitness	Gyms	3.63 mi	(615) 547-4736	10 Review(s) 4.2✪
5	Dead Land Haunted Woods	Arcades	4.12 mi	(615) 988-7710	0 N/A
6	Cicis Pizza	Pizza	4.74 mi	(615) 444-2221	23 Review(s) 3.3✪
7	Wilson United Soccer Club	Amateur Sports Teams	4.79 mi		1 Review(s) 5.0✪
8	Hagans Boat Repair	Boating	5.38 mi	(615) 443-1735	0 N/A
9	Sellars State Farm Archaeological Area	Parks	5.39 mi		1 Review(s) 3.0✪
10	Cedar City Trail	Playgrounds	5.65 mi		1 Review(s) 4.0✪
11	Checkerboard Sales	Amusement Parks	5.69 mi	(615) 449-8762	0 N/A
12	The Dancing Lights Of Christmas	Kids Activities	5.87 mi		25 Review(s) 3.2✪
13	Profectus Jiu-Jitsu Lebanon	Brazilian Jiu-jitsu	5.88 mi	(804) 305-2321	1 Review(s) 5.0✪
14	Flex Fitness	Gyms	5.98 mi	(615) 450-6151	1 Review(s) 5.0✪
15	Middle Tennesse Martial Arts	Martial Arts	5.98 mi	(615) 969-1130	0 N/A
16	Graves Fitness	Gyms	5.98 mi	(615) 758-0883	0 N/A
17	Bloom Yoga Studio	Yoga	5.99 mi	(615) 348-7898	0 N/A
18	David Deaton Karate Studios	Martial Arts	6.05 mi	(615) 547-1754	5 Review(s) 5.0✪
19	Wilkies Outfitters	Rafting/Kayaking	6.09 mi	(615) 784-4179	1 Review(s) 5.0✪
20	Nashville Marine	Boat Dealers	6.09 mi	(615) 784-4449	7 Review(s) 3.3✪

Area Shopping 20+

#	Name	Type	Distance	Phone	Rating

1	All About Holidays	Party Supplies	1.35 mi	(615) 449-0518	2 Review(s) 3.0✪
2	Surefire Fireworks	Fireworks	1.35 mi	(615) 449-0558	1 Review(s) 5.0✪
3	Lebanon Vacuum & Sewing Center	Fabric Stores	1.48 mi	(615) 443-7644	4 Review(s) 3.8✪
4	Cripple Creek Antiques	Antiques	1.48 mi		0 N/A
5	Dollar General	Discount Store	1.63 mi	(615) 965-3350	2 Review(s) 3.5✪
6	Parkland Flea Market	Flea Markets	2.1 mi	(615) 449-6050	10 Review(s) 2.7✪
7	The Premier Group	Auction Houses	2.21 mi	(615) 456-8161	1 Review(s) 1.0✪
8	David's Mattress	Mattresses	2.22 mi	(615) 547-9616	0 N/A
9	Gibson Broach & Tool	Hardware Stores	3.48 mi	(615) 444-1740	0 N/A
10	Mighty Auto Parts	Auto Parts & Supplies	3.49 mi	(615) 833-6748	0 N/A
11	Ferguson Plumbing Supply	Kitchen & Bath	3.69 mi	(615) 444-7681	1 Review(s) 5.0✪
12	Dollar General	Grocery	3.84 mi	(615) 549-5710	1 Review(s) 1.0✪
13	Kian Toys	Toy Stores	3.88 mi	(615) 449-2440	4 Review(s) 1.8✪
14	Bible Factory Outlet	Bookstores	3.9 mi	(615) 443-3223	0 N/A
15	Zales Jewelry Outlet	Jewelry	3.9 mi	(615) 453-2882	0 N/A
16	Talbots Outlet	Accessories	3.9 mi	(615) 257-2414	1 Review(s) 4.0✪
17	The White Room	Bridal	3.91 mi	(615) 449-9756	39 Review(s) 3.4✪
18	Famous Footwear Outlet	Shoe Stores	3.91 mi	(615) 994-3056	3 Review(s) 3.0✪
19	Trade Secret	Cosmetics & Beauty Supply	3.91 mi	(615) 453-0333	0 N/A
20	The Book Gallery	Bookstores	3.92 mi	(615) 466-7037	0 N/A