

0 Atkinson Road • Tract 1
Lebanon, TN 37090

MLS #2705357



Listed By (Agent):

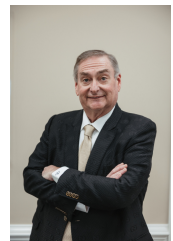
Jay White

Phone (Office): 615-444-0909

Phone (Cell): 615-308-4421

Email: WhiteJA@RealTracs.com

Website: <http://jaywhiterealtor.com>



Listed By (Agent):

Pruitt Jones

Phone (Office): 615-444-0909

Phone (Cell): 615-927-1667

Email: PruittJones@RealTracs.com





Contact **Agee & Johnson** Today!

*** SELLING AT ABSOLUTE AUCTION Saturday September 28, 2024 @ 10am *** Tract #1 21.72 Acres • 88+ acres • 6 ACREAGE TRACTS • RANGING IN SIZE 11.73 TO 21.72 ACRES • All tracts front Atkinson Rd, Utility Water, Soils Tested (details sale date) & Restricted to Site Built Homes, No Mobile/Modular Homes. Land Lays Level & Pretty Wooded Areas. Contact Auctioneer Pruitt Jones for Further Information 615-444-0909. Lot #1 â€” 21.72A • Lot #2 â€” 14.59A • Lot #3 13.26A • Lot #4 â€” 11.73A • Lot #5 â€” 12.77A • Lot #6 â€” 14.11A Land Open for Inspection • Look at Your Convenience. Property Taxes May Change.



Contact **Agee & Johnson** Today!

| | |
|----------------------------|----------------------------|
| MLS Number | 2705357 |
| Listing Date | September 28, 2024 |
| Listing Price | \$0.00 |
| Buyer's Agent Comp. | Call for Details |
| Address Street | 0 Atkinson Road |
| Address Street2 | Tract 1 |
| Address City | Lebanon |
| Address State | TN |
| Address Zipcode | 37090 |
| County | Wilson, TN |
| Year Built | 0 |
| Square Feet | 0 |
| Lot Size | 21.7 |
| Property Type | Land |
| Property Status | Sold |
| Tax Amount | \$2,000.00 |
| Ignore Idx | 1 |
| Elem. School | Southside Elementary |
| Middle School | Southside Elementary |
| High School | Wilson Central High School |

ABSOLUTE AUCTION Saturday September 28, 2024 10:00 AM
ATKINSON ROAD, LEBANON, TN 37090
80+ ACRES • SELLING IN 6 ACREAGE TRACTS
SOILS TESTED • SEPTIC APPROVED • UTILITY WATER





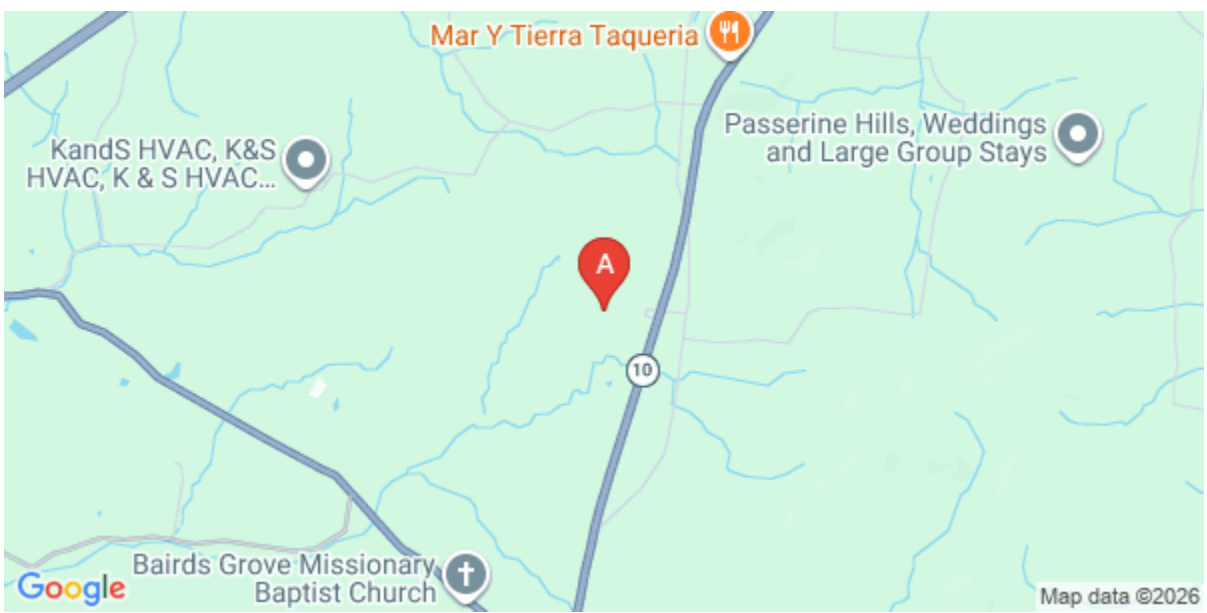
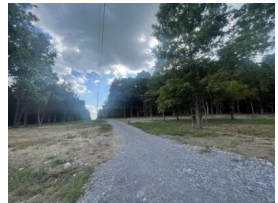
These 80+ Acres Selling in 6 Acreage Tracts, Providing over 2000 feet of Highway 66, Ranging in Size from 10.25 Acres to 21.25 Acres, Offering Home Acreage, Soil, and Septic Approved, Great for Residential Development, and a Great Hunting, No State or Federal Income Taxes, 100% Private, Great for Hunting and Recreational Areas, with Plenty of Room for Children and Pets to Roam. Excellent Park Like Setting, Recreational Areas, Great for Pasture, Hunting, and More. Call Today!

CENTRALLY LOCATED TO LEBANON AND MURFREESBORO
OPEN FOR INSPECTION - LOOK AT YOUR CONVENIENCE

| | | |
|----------------------|----------------------|----------------------|
| Tract 1, 10.25 Acres | Tract 2, 10.25 Acres | Tract 3, 10.25 Acres |
| Tract 4, 10.25 Acres | Tract 5, 10.25 Acres | Tract 6, 10.25 Acres |

Call Heath Jones at 615-921-9897 or Jay White at 615-588-4423 For Further Information

AGEE & JOHNSON 615.444.0909
 REALTY AND AUCTION, INC.
 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 | Mar Y Tierra Taqueria | Tacos | 1.34 mi | (615) 547-9421 | 10 Review(s) 4.5 |
| 2 | Mrs Hudson's Kitchen | Delis | 3.68 mi | | 0 N/A |
| 3 | Sonic Drive-In | Fast Food | 3.71 mi | (615) 547-0070 | 15 Review(s) 1.5 |
| 4 | High Tail | Bakeries | 4.04 mi | | 0 N/A |
| 5 | Subway | Sandwiches | 4.06 mi | (615) 453-8991 | 4 Review(s) 1.8 |
| 6 | Williams | Sandwiches | 4.06 mi | (615) 453-8866 | 0 N/A |
| 7 | Dairy Queen Ltd Brazier | Fast Food | 4.07 mi | (615) 453-8991 | 4 Review(s) 2.5 |
| 8 | Outback Steakhouse | Steakhouses | 4.08 mi | (615) 444-7193 | 124 Review(s) 2.6 |
| 9 | El Sol Taqueria Express | Tex-Mex | 4.11 mi | (615) 547-9170 | 33 Review(s) 4.5 |
| 10 | Subway | Sandwiches | 4.12 mi | (615) 443-9950 | 4 Review(s) 2.8 |
| 11 | O'Charley's Restaurant & Bar | American | 4.15 mi | (615) 453-1185 | 90 Review(s) 2.8 |
| 12 | Taco Bell | Fast Food | 4.16 mi | (615) 449-4858 | 21 Review(s) 2.1 |
| 13 | Chili's | American | 4.33 mi | (615) 443-7121 | 71 Review(s) 2.7 |
| 14 | Bojangles | Fast Food | 4.37 mi | (615) 443-7572 | 33 Review(s) 2.7 |
| 15 | Logan's Roadhouse | American | 4.41 mi | (615) 453-7007 | 96 Review(s) 2.4 |
| 16 | Los Compadres | Mexican | 4.43 mi | (615) 444-3737 | 112 Review(s) 3.5 |
| 17 | Waffle House | Breakfast & Brunch | 4.44 mi | (615) 449-2459 | 24 Review(s) 1.9 |
| 18 | Waffle House | Breakfast & Brunch | 4.44 mi | (615) 449-2459 | 1 Review(s) 4.0 |
| 19 | Pizza Hut | Pizza | 4.45 mi | (615) 444-1786 | 21 Review(s) 1.6 |
| 20 | Shoney's Restaurant | American | 4.46 mi | (615) 444-2447 | 52 Review(s) 3.4 |

Area Grocery 20+

| # | Name | Type | Distance | Phone | Rating |
|----|--------------------------|-------------------|----------|----------------|------------------|
| 1 | Dollar General | Discount Store | 1.62 mi | (615) 965-3350 | 2 Review(s) 3.5 |
| 2 | Hackney H T Co | Grocery | 3.47 mi | (615) 449-3285 | 0 N/A |
| 3 | Dollar General | Grocery | 3.88 mi | (615) 549-5710 | 1 Review(s) 1.0 |
| 4 | ALDI | Grocery | 4.77 mi | (855) 955-2534 | 7 Review(s) 4.7 |
| 5 | Gladeville General Store | Grocery | 4.94 mi | (615) 444-8292 | 0 N/A |
| 6 | Walmart Supercenter | Department Stores | 5.05 mi | (615) 444-0471 | 41 Review(s) 1.8 |
| 7 | Gladeville Smoke Shop | Tobacco Shops | 5.28 mi | (615) 443-2226 | 1 Review(s) 1.0 |
| 8 | Dollar General | Grocery | 5.28 mi | (615) 250-3534 | 4 Review(s) 1.8 |
| 9 | La Tienda Hispana | Grocery | 5.79 mi | (615) 444-9859 | 9 Review(s) 4.3 |
| 10 | Quik Stop Superette | Grocery | 5.96 mi | (615) 444-6006 | 0 N/A |
| 11 | Demeter's Common | Grocery | 6.03 mi | (615) 965-2944 | 0 N/A |
| 12 | Dollar General | Grocery | 6.05 mi | (615) 784-5191 | 1 Review(s) 1.0 |
| 13 | Dollar General | Grocery | 6.05 mi | (615) 549-7428 | 0 N/A |
| 14 | Bi-Lo | Drugstores | 6.23 mi | (615) 453-3931 | 0 N/A |
| 15 | Kroger | Grocery | 6.26 mi | (615) 449-4631 | 17 Review(s) 2.6 |
| 16 | Hg Hill Market #16 | Grocery | 6.43 mi | (615) 444-6771 | 0 N/A |
| 17 | DG Market + pOpshelf | Discount Store | 6.45 mi | (615) 965-4320 | 1 Review(s) 1.0 |
| 18 | Zip's Food Mart | Grocery | 6.5 mi | (615) 449-4516 | 0 N/A |
| 19 | Publix - Lebanon | Grocery | 6.52 mi | (615) 443-4349 | 4 Review(s) 5.0 |
| 20 | Lanham | Grocery | 6.73 mi | (615) 449-7153 | 0 N/A |

Area Health / Medical 20+

| # | Name | Type | Distance | Phone | Rating |
|---|--|--------------------|----------|----------------|-----------------|
| 1 | Hughston Clinic Orthopaedics | Orthopedists | 3.65 mi | (615) 547-6700 | 4 Review(s) 2.8 |
| 2 | Hazelwood Jeffrey E MD | Doctors | 3.65 mi | (615) 444-3307 | 0 N/A |
| 3 | Fahrig Stephen A MD | Cardiologists | 3.65 mi | (615) 449-6868 | 0 N/A |
| 4 | Saint Thomas Medical Partners - Gastroenterology - Lebanon | Gastroenterologist | 3.65 mi | (615) 449-6222 | 0 N/A |
| 5 | Olivier Andre C MD | Doctors | 3.65 mi | (615) 449-6868 | 0 N/A |
| 6 | Premier Orthopaedics and Sports Medicine | Orthopedists | 3.65 mi | (615) 547-6777 | 0 N/A |

| | | | | | |
|----|--|-------------------------------|---------|----------------|-----------------|
| 7 | McCullough Carol H MD | Obstetricians & Gynecologists | 3.65 mi | (615) 453-1210 | 0 N/A |
| 8 | Middle Tennessee Pediatrics and Adolescent Medicine PC | Doctors | 3.65 mi | (615) 257-0292 | 0 N/A |
| 9 | Lebanon Digestive | Doctors | 3.65 mi | (615) 449-6222 | 0 N/A |
| 10 | Woods Robert MD | Cardiologists | 3.65 mi | (615) 449-6868 | 0 N/A |
| 11 | Fruin Brent MD | Doctors | 3.65 mi | (615) 453-5310 | 0 N/A |
| 12 | Thompson W David MD | Cardiologists | 3.65 mi | (615) 449-6868 | 0 N/A |
| 13 | Zhou Shan-Ren MD | Doctors | 3.65 mi | (615) 547-4353 | 0 N/A |
| 14 | Halcomb Rhonda T MD | Obstetricians & Gynecologists | 3.65 mi | (615) 453-1210 | 0 N/A |
| 15 | Tanedo Joel S MD | Doctors | 3.65 mi | (615) 449-6868 | 0 N/A |
| 16 | Saint Thomas Heart | Cardiologists | 3.65 mi | (615) 449-6868 | 0 N/A |
| 17 | Kearny Kathleen R MD | Cardiologists | 3.65 mi | (615) 449-6868 | 1 Review(s) 5.0 |
| 18 | Tate MediSpa | Medical Spas | 3.65 mi | (615) 444-1173 | 5 Review(s) 2.8 |
| 19 | Hopebridge Autism Therapy Center | Behavior Analysts | 3.66 mi | (615) 709-0233 | 0 N/A |
| 20 | Mathews Jeffrey MD Facs | Surgeons | 3.71 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 | 2.4 mi | (615) 444-9797 | 5 Review(s) 4.4 |
| 3 | Dancer's Studio | Performing Arts | 3.58 mi | (615) 444-9357 | 0 N/A |
| 4 | Anytime Fitness | Gyms | 3.68 mi | (615) 547-4736 | 10 Review(s) 4.2 |
| 5 | Dead Land Haunted Woods | Arcades | 4.1 mi | (615) 988-7710 | 0 N/A |
| 6 | Cicis Pizza | Pizza | 4.79 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 | 5.45 mi | (615) 443-1735 | 0 N/A |
| 9 | Sellars State Farm Archaeological Area | Parks | 5.52 mi | | 1 Review(s) 3.0 |
| 10 | Cedar City Trail | Playgrounds | 5.63 mi | | 1 Review(s) 4.0 |
| 11 | Checkerboard Sales | Amusement Parks | 5.73 mi | (615) 449-8762 | 0 N/A |
| 12 | Profectus Jiu-Jitsu Lebanon | Brazilian Jiu-jitsu | 5.92 mi | (804) 305-2321 | 1 Review(s) 5.0 |
| 13 | The Dancing Lights Of Christmas | Kids Activities | 5.94 mi | | 25 Review(s) 3.2 |
| 14 | Nashville Marine | Boat Dealers | 5.95 mi | (615) 784-4449 | 7 Review(s) 3.3 |
| 15 | Middle Tennesse Martial Arts | Martial Arts | 5.97 mi | (615) 969-1130 | 0 N/A |
| 16 | Graves Fitness | Gyms | 5.97 mi | (615) 758-0883 | 0 N/A |
| 17 | Flex Fitness | Gyms | 5.97 mi | (615) 450-6151 | 1 Review(s) 5.0 |
| 18 | David Deaton Karate Studios | Martial Arts | 6.04 mi | (615) 547-1754 | 5 Review(s) 5.0 |
| 19 | Bloom Yoga Studio | Yoga | 6.04 mi | (615) 348-7898 | 0 N/A |
| 20 | Wilkie's Outfitters | Rafting/Kayaking | 6.13 mi | (615) 784-4179 | 1 Review(s) 5.0 |

Area Shopping 20+

| # | Name | Type | Distance | Phone | Rating |
|----|--------------------------------|---------------------------|----------|----------------|------------------|
| 1 | All About Holidays | Party Supplies | 1.4 mi | (615) 449-0518 | 2 Review(s) 3.0 |
| 2 | Surefire Fireworks | Fireworks | 1.4 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 | 1.62 mi | (615) 965-3350 | 2 Review(s) 3.5 |
| 6 | Parkland Flea Market | Flea Markets | 2.08 mi | (615) 449-6050 | 10 Review(s) 2.7 |
| 7 | The Premier Group | Auction Houses | 2.26 mi | (615) 456-8161 | 1 Review(s) 1.0 |
| 8 | David's Mattress | Mattresses | 2.27 mi | (615) 547-9616 | 0 N/A |
| 9 | Mighty Auto Parts | Auto Parts & Supplies | 3.52 mi | (615) 833-6748 | 0 N/A |
| 10 | Gibson Broach & Tool | Hardware Stores | 3.53 mi | (615) 444-1740 | 0 N/A |
| 11 | Ferguson Plumbing Supply | Kitchen & Bath | 3.72 mi | (615) 444-7681 | 1 Review(s) 5.0 |
| 12 | Genesco Distribution | Shoe Stores | 3.76 mi | (615) 443-7816 | 0 N/A |
| 13 | Dollar General | Grocery | 3.88 mi | (615) 549-5710 | 1 Review(s) 1.0 |
| 14 | Kian Toys | Toy Stores | 3.92 mi | (615) 449-2440 | 4 Review(s) 1.8 |
| 15 | Zales Jewelry Outlet | Jewelry | 3.93 mi | (615) 453-2882 | 0 N/A |
| 16 | Talbots Outlet | Accessories | 3.93 mi | (615) 257-2414 | 1 Review(s) 4.0 |
| 17 | Bible Factory Outlet | Bookstores | 3.93 mi | (615) 443-3223 | 0 N/A |
| 18 | Trade Secret | Cosmetics & Beauty Supply | 3.94 mi | (615) 453-0333 | 0 N/A |
| 19 | Famous Footwear Outlet | Shoe Stores | 3.94 mi | (615) 994-3056 | 3 Review(s) 3.0 |
| 20 | Coach Store | Leather Goods | 3.95 mi | (615) 443-3688 | 2 Review(s) 4.0 |