

Cainsville Rd
Lebanon, TN 37090

SOLD!

Auction
03/15/2025 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 MARCH 15, 2025

LOCATED CAINSVILLE RD • LEBANON, TN 37090

DIRECTIONS:

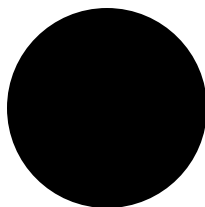
From Historic Lebanon Square:

Travel south on South Cumberland, turn left on Tennessee Blvd., turn right on Cainsville Road, 13 miles. Watch for signs!!!

From Murfreesboro at 66/Walter Hill:

Take TN-96 E Lascassas Pike, left on Cainsville Road, 7 miles. Watch for signs!!!

**30 +/- ACRES SELLING IN 6 ESTATE TRACTS
SOILS TESTED • SEPTIC APPROVED • UTILITY
WATER**



30 +/- Acres Selling in 6 Estate Tracts

All Tracts are just over 5 Acres each

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

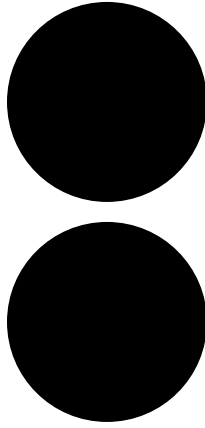
Restricted to 1,400 sq. ft. Site Built Homes , No Mobile or Modular Homes

Perfect for your Homestead or Barndominium

Land Lays Level to Gently Rolling

Open Fields with Mature Trees and Wooded Areas

Plenty of Room for Children and Pets to Roam



Tract 1:

5.05 Acres

Tract 2:

5.05 Acres

Tract 3:

5.05 Acres

Tract 4:

5.05 Acres

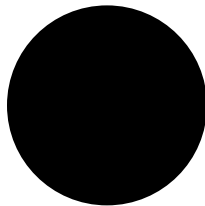
Tract 5:

5.05 Acres + Pond

Tract 6:

5.05 Acres

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



**Call Jay White at 615.444.0909 or 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

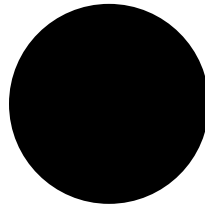
SALE DATE TERMS: Pay 20% non-refundable deposit and sign purchase contract. Balance due upon delivery of deed.

TITLE: Seller will furnish warranty deed; prorate 2025 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	2025-03-15
Buyer's Agent Comp.	Call for Details
Address Street	Cainsville Rd
Address City	Lebanon
Address State	TN
Address Zipcode	37090
County	Wilson
Property Type	Land
Property Status	Sold
Auction Highlights	Absolute Auction Saturday March 15, 2025 @ 10am 30 +/- Acres • Selling @ 6 Estate Tracts
Auction Time Start	10:00am
Auction Type	absolute
Is Home	yes

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PRIME BUILDING TRACTS
LAND OPEN FOR INSPECTION • LOOK AT YOUR CONVENIENCE

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Tract 4: 5.05 Acres	Tract 5: 5.05 Acres	Tract 6: 5.05 Acres	

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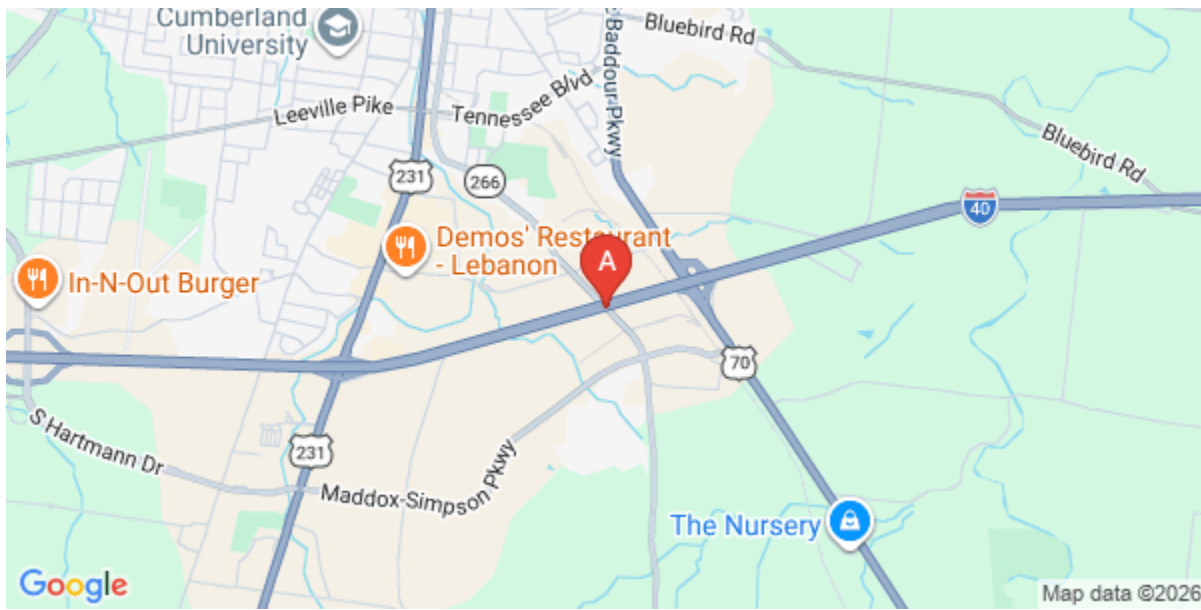
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AGEE & JOHNSON REALTY AND AUCTION, INC. 615.444.0909
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Local & Nearby Area Resources / Businesses

- 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	Subway	Sandwiches	0.36 mi	(615) 965-2420	4 Review(s) 2.8
2	Uncle Petes Home Cooking	American	0.49 mi	(615) 449-0030	75 Review(s) 3.9
3	QuikTrip	Convenience Stores	0.56 mi	(615) 994-3704	2 Review(s) 5.0
4	Jalisco Mexican Restaurant	Mexican	0.69 mi	(615) 449-2299	20 Review(s) 3.3
5	New Moon BBQ	Barbeque	0.76 mi	(615) 444-7920	32 Review(s) 3.8
6	Subway	Sandwiches	0.92 mi	(615) 449-0380	7 Review(s) 1.7
7	Bangkok Pad Thai	Thai	0.93 mi	(615) 443-4677	228 Review(s) 4.3
8	Demos' Restaurant	American	0.96 mi	(615) 443-4600	335 Review(s) 3.7
9	Cicis Pizza	Pizza	0.96 mi	(615) 444-2221	20 Review(s) 3.1
10	El Potro Mexican Restaurant	Mexican	0.96 mi	(615) 453-4010	0 N/A
11	Cracker Barrel Old Country Store	Breakfast & Brunch	1.04 mi	(615) 444-4995	113 Review(s) 3.1
12	McAlister's Deli - Opening Soon	Sandwiches	1.06 mi	(615) 852-2496	1 Review(s) 5.0
13	McAlister's Deli	Salad	1.06 mi	(615) 547-4359	28 Review(s) 2.8
14	Gondola Restaurant	Pizza	1.06 mi	(615) 444-6016	56 Review(s) 2.5
15	Panda Express	Chinese	1.06 mi	(615) 449-9996	54 Review(s) 2.2
16	Panera Bread	Salad	1.07 mi	(615) 994-3750	30 Review(s) 2.0
17	Cook Out	Fast Food	1.07 mi		17 Review(s) 2.0
18	Little Pancho's Express	Mexican	1.08 mi	(615) 983-0328	5 Review(s) 3.4
19	Logan's Roadhouse	American	1.08 mi	(615) 453-7007	107 Review(s) 2.5
20	Hardee's	Fast Food	1.09 mi	(615) 443-0324	13 Review(s) 1.6

Area Grocery 20+

#	Name	Type	Distance	Phone	Rating
1	Walmart Supercenter	Department Stores	0.9 mi	(615) 444-0471	45 Review(s) 2.0
2	ALDI	Grocery	1.2 mi	(855) 955-2534	8 Review(s) 4.8
3	La Tienda Hispana	Grocery	1.55 mi	(615) 444-9859	9 Review(s) 4.3
4	Dollar General	Grocery	1.57 mi	(615) 549-5710	1 Review(s) 1.0
5	Demeter's Common	Grocery	1.8 mi	(615) 965-2944	0 N/A
6	Hg Hill Market #16	Grocery	1.81 mi	(615) 444-6771	0 N/A
7	Hackney H T Co	Grocery	1.82 mi	(615) 449-3285	0 N/A
8	Dollar General	Grocery	1.83 mi	(615) 235-3090	0 N/A

9	Dollar General	Grocery	1.96 mi	(615) 549-7428	0 N/A
10	Quik Stop Superette	Grocery	2.12 mi	(615) 444-6006	0 N/A
11	Half Priced Foods	Grocery	2.29 mi	(615) 547-4414	0 N/A
12	Mike's Foodland	Grocery	2.77 mi	(615) 449-8293	0 N/A
13	Al's Foodland	Grocery	2.77 mi	(615) 449-8293	9 Review(s) 2.7
14	Dollar General	Grocery	2.84 mi	(615) 784-5191	1 Review(s) 1.0
15	Dollar General	Grocery	2.98 mi	(615) 784-8980	0 N/A
16	Bi-Lo	Drugstores	3.26 mi	(615) 453-3931	0 N/A
17	Kroger	Grocery	3.64 mi	(615) 449-4631	17 Review(s) 2.6
18	DG Market + pOpshelf	Discount Store	3.79 mi	(615) 965-4320	1 Review(s) 1.0
19	Zip's Food Mart	Grocery	4.07 mi	(615) 449-4516	0 N/A
20	Publix Super Markets	Grocery	4.61 mi	(615) 444-2581	25 Review(s) 3.2

Area Health / Medical 20+

#	Name	Type	Distance	Phone	Rating
1	Apple Independence Mobility LLC	Health & Medical	0.34 mi	(615) 292-5377	0 N/A
2	Montgomery Herman Q DDS	Oral Surgeons	0.85 mi	(615) 453-9937	0 N/A
3	MidTenn Primary Care	Walk-in Clinics	0.85 mi	(615) 547-6699	2 Review(s) 5.0
4	Lebanon Eye Clinic	Optometrists	0.87 mi		0 N/A
5	Davis Fred D OD	Optometrists	0.87 mi	(615) 449-9000	0 N/A
6	Walmart Pharmacy	Pharmacy	0.9 mi	(615) 449-0611	1 Review(s) 2.0
7	Walmart Supercenter	Department Stores	0.9 mi	(615) 444-0471	45 Review(s) 2.0
8	Quality Center for Rehabilitation & Healing	Physical Therapy	0.94 mi	(615) 444-1836	3 Review(s) 1.0
9	Quality Care Health Center	Medical Centers	0.94 mi	(615) 444-1836	0 N/A
10	America's Best Contacts & Eyeglasses	Optometrists	0.98 mi	(615) 994-3989	1 Review(s) 5.0
11	Anycare 24	Medical Centers	1.12 mi	(615) 444-2121	6 Review(s) 3.5
12	Aspen Dental	General Dentistry	1.12 mi	(855) 998-0928	13 Review(s) 2.2
13	Cole Donald MD	Doctors	1.2 mi	(615) 449-6222	0 N/A
14	Anderson Kenneth W MD	Internal Medicine	1.2 mi	(615) 444-4070	0 N/A
15	McFarland Specialty Hospital	Hospitals	1.25 mi	(615) 449-0500	0 N/A
16	Psychiatric Center At McFarland Hospital	Hospitals	1.25 mi	(615) 444-2363	1 Review(s) 1.0
17	Rehabilitation Ctr At McFarland Specialty Hospital	Hospitals	1.25 mi	(615) 443-6800	0 N/A
18	Replenishing Me	Massage Therapy	1.27 mi	(615) 547-4300	0 N/A
19	Bryant Joe F MD	Doctors	1.29 mi	(615) 444-5838	0 N/A
20	Corley Cris G DC	Chiropractors	1.3 mi	(615) 444-8558	0 N/A

Area Attractions / Things to Do 20+

#	Name	Type	Distance	Phone	Rating
1	Hagans Boat Repair	Boating	0.33 mi	(615) 443-1735	0 N/A
2	The Dancing Lights Of Christmas	Kids Activities	0.85 mi		28 Review(s) 3.3
3	Cicis Pizza	Pizza	0.96 mi	(615) 444-2221	20 Review(s) 3.1
4	The Village Play Place	Child Care & Day Care	1.06 mi	(615) 450-2033	0 N/A
5	Bloom Yoga Studio	Yoga	1.33 mi	(615) 348-7898	0 N/A
6	Checkerboard Sales	Amusement Parks	1.38 mi	(615) 449-8762	0 N/A
7	Anytime Fitness	Gyms	1.57 mi	(615) 547-4736	10 Review(s) 4.2
8	Profectus Jiu-jitsu Lebanon	Brazilian Jiu-jitsu	1.62 mi	(804) 305-2321	1 Review(s) 5.0
9	Wilkie's Outfitters	Rafting/Kayaking	1.72 mi	(615) 784-4179	1 Review(s) 5.0
10	Dancer's Studio	Performing Arts	1.92 mi	(615) 444-9357	0 N/A
11	Wilson United Soccer Club	Amateur Sports Teams	1.94 mi		1 Review(s) 5.0
12	Central Star Pilates	Pilates	1.94 mi	(615) 450-5775	0 N/A
13	Blue Page Farm	Horse Boarding	2.15 mi	(309) 258-1230	0 N/A
14	Guardian MMA Lebanon	Brazilian Jiu-jitsu	2.26 mi	(615) 506-0428	1 Review(s) 5.0
15	Sellars State Farm Archaeological Area	Parks	2.37 mi		1 Review(s) 3.0
16	Pro Bowling Center	Bowling	2.42 mi	(615) 449-3898	10 Review(s) 3.3
17	Jimmy Floyd Family Center	Fitness & Instruction	2.49 mi	(615) 453-4545	10 Review(s) 3.4
18	Lebanon Dojo	Martial Arts	2.64 mi	(615) 444-0515	0 N/A
19	Middle Tennessee Martial Arts	Martial Arts	2.75 mi	(615) 969-1130	0 N/A
20	Graves Fitness	Gyms	2.75 mi	(615) 758-0883	0 N/A

Area Shopping 20+

#	Name	Type	Distance	Phone	Rating
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1	Blacks Buildings	Sheds & Outdoor Storage	0.24 mi	(615) 587-0923	2 Review(s) 1.0
2	O'Reilly Auto Parts	Auto Parts & Supplies	0.51 mi	(615) 466-0999	0 N/A
3	Super Discount	Drugstores	0.7 mi	(615) 444-7096	0 N/A
4	Sweet Tea Boutique	Plus Size Fashion	0.71 mi	(615) 547-9796	1 Review(s) 5.0
5	Access Mobile Cellphone	Mobile Phones	0.71 mi	(615) 547-4700	0 N/A
6	System Integrations	Computers	0.75 mi	(615) 449-2944	0 N/A
7	Lifeway Christian Warehouse	Religious Items	0.83 mi	(800) 458-2772	1 Review(s) 5.0
8	Harris Trading Company	Farming Equipment	0.85 mi	(615) 547-4033	0 N/A
9	Walmart Garden Center	Nurseries & Gardening	0.87 mi	(615) 444-0471	0 N/A
10	Bealls	Cosmetics & Beauty Supply	0.88 mi	(615) 453-5680	0 N/A
11	Burkes Outlet	Cosmetics & Beauty Supply	0.9 mi	(615) 453-5680	2 Review(s) 4.5
12	Walmart Vision & Glasses	Eyewear & Opticians	0.9 mi	(615) 444-7622	1 Review(s) 5.0
13	Walmart Vision Center	Eyewear & Opticians	0.9 mi	(615) 444-0471	1 Review(s) 1.0
14	Walmart Supercenter	Department Stores	0.9 mi	(615) 444-0471	45 Review(s) 2.0
15	Boost Mobile Store by Universal Mobile	Mobile Phones	0.9 mi	(615) 530-0066	1 Review(s) 1.0
16	The Vape Place	Vape Shops	0.9 mi	(615) 489-1199	1 Review(s) 1.0
17	Gamestop	Videos & Video Game Rental	0.9 mi	(615) 235-3755	1 Review(s) 4.0
18	Cricket Wireless	Mobile Phones	0.9 mi	(615) 530-0614	0 N/A
19	Sally Beauty	Cosmetics & Beauty Supply	0.91 mi	(615) 443-3183	2 Review(s) 1.0
20	Cato	Women's Clothing	0.92 mi	(615) 444-5987	3 Review(s) 3.3