

# 3881 Hartsville Pike

Lebanon, TN 37087

**SOLD!**

Auction  
10/31/2020 10:00 am

<b>ABSOLUTE AUCTION</b>	<b>Saturday October 31, 2020 10:00 AM</b>
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**3881 HARTSVILLE PIKE, LEBANON, TN 37087**

Directions: From I-40 Lebanon Hartmann Drive Exit 236, go north 2.8 miles to Baddour Pkwy, turn right, go 2.1 miles, turn left onto Hartsville Pike, go 3.8 miles, property will be on the right. Watch for signs!!!

**62 BEAUTIFUL ACRES - SELLING IN 16 TRACTS  
FARM HOUSE - TWO BARNES**



**PRIME BUILDING TRACTS RANGING FROM 1.01 +/- ACRES TO 11.35 +/- ACRES  
UTILITY WATER - SOILS TESTED - SEPTIC APPROVED - INTERNET AVAILABLE**

62.20 beautiful level acres divided into 16 tracts ranging in size from 1.01 +/- acres to 11.35 +/- acres. Tracts 1-3 front Hartsville Pike. Tracts 14-16 front Spring Creek Road. All tracts have utility water available at adjacent road, and have been soils tested and septic approved. All tracts will be restricted to 1800 sq. ft. minimum size site built homes, no mobile, doublewide or manufactured homes allowed. Tract 9 is improved with a 2400 square foot +/- pole barn and a 1800 square foot +/- five bay barn. Tract 10 is improved with a 2 bedroom, 1 bath vinyl siding home. House features kitchen with built in cabinets, large utility room, and central heat & air. Home includes a detached 2 car carport with enclosed shed.

Call Jay White at 615-308-4421 or Hayden White at 615-587-1152 For Further Information

**TRACTORS - TRUCK - BOAT - FARM EQUIPMENT - J.D. MOWER - FURNITURE - TOOLS**

*Selling For Cash or Good Check Sale Date*

**Estate of Willie & Marion Dedman**

FINANCING: Available through Wilson Bank & Trust - Daniel Sampson - 615-444-2265; or Southern Bank of Tennessee - David Pinnell - 615-444-3700; or contact lender of your choice to prequalify prior to sale.  
CDD: 11. We encourage anyone attending the auction to bring a CD, cashiers check or personal. You agree to hold Agee & Johnson Realty & Auction, Inc. harmless in the event you should contact CDD for a fee other than reasonable closing.  
SALE TERMS: CASH AT CLOSING OR BEFORE 30 DAYS FROM AUCTION DATE.  
SALE DATE TERMS: Pay 25% non-refundable deposit and sign purchase contract. Balance due upon delivery of deed.  
TITLE: Seller will furnish warranty deed; provide 2003 property taxes; give possession with deed.  
LEAD BASED PARTNOLD DISCLOSURE: Houses built prior to 1970 may contain lead based paint and/or mold. Prospective buyers may have house checked prior to sale date. Buyer to sign inspection waivers sale date.  
BUYERS ARE ENCOURAGED TO MAKE ANY AND ALL INSPECTIONS AND DUE DILIGENCE PRIOR TO SALE DATE. SELLING "AS IS"  
ALL ANNOUNCEMENTS MADE ON DAY OF SALE TAKE PRECEDENCE OVER PREVIOUS ADVERTISEMENTS. ALL INFORMATION LISTED RELIABLE BUT NOT GUARANTEED. Jay White, Principal Auctioneer - License #1238

 <b>615.444.0909</b> <a href="http://www.AgeeAndJohnson.com">www.AgeeAndJohnson.com</a>
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Listed By (Agent):

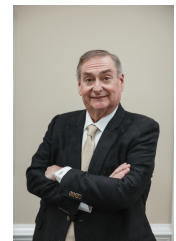
**Jay White**

Phone (Office): 615-444-0909

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Email: [WhiteJA@RealTracs.com](mailto:WhiteJA@RealTracs.com)

Website: <http://jaywhiterealtor.com>



Listed By (Agent):

**Hayden White**

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Phone (Cell): 615-587-1152

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Website: <http://haydenwhiterealtor.com/>



## **ABSOLUTE AUCTION**

**SATURDAY OCTOBER 31, 2020**

**Located 3881 Hartsville Pike, Lebanon TN 37087**

**DIRECTIONS: From I-40, take Lebanon Hartmann Drive Exit 236, travel north 2.8 miles to Baddour Pkwy, turn right, go 2.1 miles, turn left onto Hartsville Pike, go 3.8 miles, property will be on the right. Watch for signs!!!**

**62 BEAUTIFUL ACRES • SELLING IN 16 TRACTS**

**FARM HOUSE • TWO BARNES**

**62.20 beautiful level acres divided into 16 tracts ranging in size from 1.01 +/- acres to 11.35 +/- acres.**

• **All tracts have utility water available at adjacent road, and have been soils tested and septic approved.**

• **All tracts will be restricted to 1800 sq. ft. minimum size site built homes, no mobile, doublewide or manufactured homes allowed.**

Tracts 1-13: All front Hartsville Pike

Tracts 14-16: All front Spring Creek Road.

Tract 9: Improved with a 2400 square foot +/- pole barn and a 1800 square foot +/- bay barn

Tract 10: Improved with a 2 bedroom, 1 bath vinyl siding home. House features kitchen with built in cabinets, large utility room, and central heat & air. Home includes a detached 2 car carport with enclosed shed.

### **Prime Building Tracts**

**Ranging From 1.01 +/- Acres to 11.35 +/- Acres**

**Utility Water • Soils Tested**

**Septic Approved • Internet Available**

**For Further Information Call**

**Jay White at 615.308.4427 or Hayden White at 615.587.1152**

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**TRACTORS • TRUCK • BOAT • FARM EQUIPMENT**

**JOHN DEERE MOWER • FURNITURE • TOOLS**

TRACTORS, TRUCK, BOAT: New Holland TN75 with M346 bush hog loader, 1107 hrs • 140 International Tractor with cultivator • 364 International tractor • Chevrolet Silverado Pickup truck 1999, 4 wheel drive, 84K Miles • John Deere LA145 riding mower w/ 221 Hrs • 14ft john boat w/ 12 hp motor

FARM EQUIPMENT, TOOLS: New Holland 5 bar rake • Holland Tobacco Setter • TSC Boom Sprayer • Hay

Elevator w/ Electric Motor • Seed Sower • Hay Fork • New Holland Manure Spreader • 420 International 2 Bottom Plow • International 7 foot sickle mower • 2 row corn planter • two horse drawn plows • 2 bushel seed sower • 16ft Hay wagon • 8 foot feed trough • 6 foot Big Bee bush hog • 10 ft ford disc • 9 ft bog • cattle chute • 256 New Holland Hay rake • front end loader • 6 foot scraper blade • Wagon Hay Loader • Cultipacker • Tiller • 3pt cultivator • 3pt post hole digger • Cross Cut Saw • Sharpening Wheel • drill press • T Post driver • 200 gallon fuel tank • Chain hoist • Air compressor • Weed eaters • 3 coils of wire • Red Brand Barb Wire • truck tool box • Tobacco Sticks • ½ bushel tall baskets • tobacco baskets • tires

FURNITURE, HOUSEHOLD ITEMS, MISC: Milk Cans • galvanized wash tub • Porch swing • Coolers • Wheel chair • Canning jars • Cooking utensils • Bug light • Electric heater • Gas cans • Frigidaire Freezer • Maytag Washer / Dryer • Two Wood Bedroom Suites • Peddle sewing machine • Electric meat grinder • Meat press • Kitchen table and chairs • Console stereo • Entertainment center • Couch • Recliner • 32 inch Samsung tv

**Selling for Cash or Good Check Sale Date**

**For Further Information**

**Jay White at 615.308.4427 or Hayden White at 615.587.1152**

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COVID 19: We encourage persons attending this auction to follow all CDC guidelines while on the premises. You agree to hold Agee & Johnson Realty & Auction, Inc. harmless in the event you should contract Covid 19 or any other communicable disease.

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 2020 property taxes; give possession with deed.

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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>	2020-10-31
<b>Buyer's Agent Comp.</b>	Call for Details
<b>Address Street</b>	3881 Hartsville Pike
<b>Address City</b>	Lebanon
<b>Address State</b>	TN
<b>Address Zipcode</b>	37087
<b>County</b>	Wilson
<b>Property Type</b>	Residential
<b>Property Status</b>	Listed / Active

<b>Auction Highlights</b>	Absolute Auction Saturday October 31, 2020 3881 Hartsville Pike, Lebanon TN 62 Beautiful Acres selling in 16 Tracts Tractors • Truck • Boat • Farm Equipment • Furniture • Tools • More
<b>Auction Time Start</b>	10:00 am
<b>Auction Type</b>	absolute
<b>Is Home</b>	yes

**PERSONAL PROPERTY**





### Local & Nearby Area Resources / Businesses

- Restaurants:** 20+
- Health / Medical:** 20+
- Attractions / Things to Do:** 20+

- Grocery:** 20+
- Schools / Education:** 20+
- Shopping:** 20+

Local area results found within 20mi - powered by Yelp.com & GreatSchools.org

#### Area Restaurants 20+

#	Name	Type	Distance	Phone	Rating
1	Subway	Sandwiches	3.25 mi	(615) 453-3823	3 Review(s) 1.0
2	Rice Box	Chinese	3.29 mi	(615) 449-9488	29 Review(s) 4.5
3	Sunrise Diner	Diners	3.58 mi	(615) 444-3606	1 Review(s) 5.0
4	David's Pizza	Pizza	3.83 mi	(615) 444-8232	23 Review(s) 2.0
5	Belle's Little Country Kitchen	American (Traditional)	3.93 mi	(615) 547-6888	14 Review(s) 3.5
6	Barb's Place	Diners	3.93 mi		2 Review(s) 5.0
7	Burger King	Burgers	4.05 mi		6 Review(s) 1.0
8	Split Bean Roasting	Coffee & Tea	4.06 mi	(615) 784-4058	33 Review(s) 5.0
9	Town Square Social	American (New)	4.09 mi	(615) 784-4593	98 Review(s) 4.5

10	Voodoo Smokehouse	Barbeque	4.1 mi	(615) 784-4235	83 Review(s)	4.5
11	Wildberry	Cafes	4.13 mi	(615) 547-4494	13 Review(s)	4.5
12	The Smoke House by Hoite's	Barbeque	4.14 mi	(615) 444-8300	1 Review(s)	3.0
13	Sushi Max	Sushi Bars	4.2 mi	(615) 453-0423	26 Review(s)	3.5
14	Scoopz Italian Ice	Gelato	4.2 mi	(615) 784-4949	11 Review(s)	5.0
15	Rockin Mike's Restaurant	Sandwiches	4.23 mi	(615) 547-4993	1 Review(s)	4.0
16	Speedy Burrito Lebanon Tennessee	Mexican	4.23 mi	(615) 784-4071	54 Review(s)	4.5
17	Tom's Blue Moon BBQ	Barbeque	4.27 mi	(615) 444-7920	218 Review(s)	4.0
18	Al Basha Lounge & Restaurant	Hookah Bars	4.3 mi	(615) 784-4448	19 Review(s)	3.5
19	La Tienda Hispana	Grocery	4.38 mi	(615) 444-9859	7 Review(s)	4.5
20	Pop's Coffee Shop	Coffee & Tea	4.48 mi	(615) 450-8629	2 Review(s)	5.0

### Area Grocery 20+

#	Name	Type	Distance	Phone	Rating
1	H. G. Hill's Grocery Store	Grocery	2.13 mi		1 Review(s) 1.0
2	Al's Foodland	Grocery	3.3 mi	(615) 449-8293	1 Review(s) 5.0
3	La Tienda Hispana	Grocery	4.38 mi	(615) 444-9859	7 Review(s) 4.5
4	Walmart Supercenter	Department Stores	4.99 mi	(615) 444-0471	17 Review(s) 2.0
5	ALDI	Grocery	5.33 mi	(855) 955-2534	3 Review(s) 4.5
6	Kroger	Grocery	5.48 mi	(615) 449-4631	6 Review(s) 3.5
7	Publix Super Markets	Grocery	5.97 mi	(615) 444-2581	8 Review(s) 3.5
8	Stagecoach General Store	Grocery	10.38 mi	(615) 452-0808	1 Review(s) 1.0
9	Piggly Wiggly	Grocery	11.01 mi	(615) 374-0600	1 Review(s) 3.0
10	Three Forks Marketplace	Grocery	12.47 mi	(615) 237-9777	2 Review(s) 1.5
11	H.G. Hill Market	Grocery	14.85 mi	(615) 452-0122	2 Review(s) 3.0
12	Kroger	Grocery	14.99 mi	(615) 451-2803	6 Review(s) 2.5
13	Publix Super Markets	Grocery	15.09 mi	(615) 758-9830	2 Review(s) 5.0
14	Publix Super Markets	Grocery	15.1 mi	(615) 758-4200	13 Review(s) 4.0
15	Kroger	Grocery	15.16 mi	(615) 773-8700	5 Review(s) 3.0
16	Houston Meat & Produce	Grocery	15.19 mi	(615) 758-7226	27 Review(s) 4.5
17	ALDI	Grocery	15.4 mi	(855) 955-2534	3 Review(s) 4.5
18	Walmart Supercenter	Grocery	15.48 mi	(615) 452-8452	10 Review(s) 1.5
19	Publix Super Markets	Grocery	15.78 mi	(615) 451-6285	8 Review(s) 5.0
20	ALDI	Grocery	15.82 mi	(855) 955-2534	3 Review(s) 4.5

### Area Health / Medical 20+

#	Name	Type	Distance	Phone	Rating
1	Smile Gallery	General Dentistry	3.87 mi	(615) 444-2069	5 Review(s) 4.0
2	Family Eye Med	Optometrists	4.09 mi	(615) 449-0541	5 Review(s) 3.5
3	John M. Pino, OD,PhD	Optometrists	4.09 mi	(615) 449-0541	1 Review(s) 5.0
4	STAR Physical Therapy	Physical Therapy	4.1 mi	(615) 443-4938	3 Review(s) 3.5
5	Healthy Bones Chiropractic	Chiropractors	4.15 mi	(615) 549-8070	2 Review(s) 5.0
6	MidTenn Primary Care	Walk-in Clinics	4.22 mi	(615) 547-6699	1 Review(s) 5.0
7	The Massage Collection	Reflexology	4.24 mi	(615) 443-1974	1 Review(s) 5.0
8	Tennessee Family Dental	Cosmetic Dentists	4.29 mi	(615) 444-3185	3 Review(s) 5.0
9	Troy L Long, DDS	Cosmetic Dentists	4.33 mi	(615) 444-2782	1 Review(s) 5.0
10	Gallaher John OD	Optometrists	4.33 mi	(615) 444-9111	1 Review(s) 5.0
11	Gallaher EyeCare	Optometrists	4.33 mi	(615) 444-9111	1 Review(s) 5.0
12	Hardin Family Chiropractic	Chiropractors	4.33 mi	(615) 443-1000	1 Review(s) 5.0
13	Flawless Reflection	Weight Loss Centers	4.47 mi	(615) 489-6949	2 Review(s) 3.0
14	Strauss William T DC	Chiropractors	4.47 mi	(615) 444-5335	1 Review(s) 5.0
15	Newman Dental Associates	Oral Surgeons	4.5 mi	(615) 470-8550	1 Review(s) 5.0
16	Wilson County Chiropractic	Chiropractors	4.5 mi	(615) 449-6700	1 Review(s) 5.0
17	Johnson Bruce L DDS	Oral Surgeons	4.62 mi	(615) 444-0065	1 Review(s) 5.0
18	Benson Orthodontics	Oral Surgeons	4.69 mi	(615) 449-0895	1 Review(s) 5.0
19	Kids Care Walk-in Urgent Care Clinic	Pediatricians	4.88 mi	(615) 453-1252	3 Review(s) 3.5
20	Lebanon Dental Excellence	General Dentistry	4.92 mi	(615) 444-2262	3 Review(s) 3.5

### Area Schools / Education 20+

#	Name	Type	Distance	Phone	GS Rating	Parent Rating
1	Carroll Oakland Elementary School	PK-8 Public	2.55 mi	(615) 444-5208	4.0	3.0

2	Sam Houston Elementary School	PK-5 Public	3.03 mi	(615) 444-7494	6.0	4.0
3	Castle Heights Elementary School	PK-5 Public	3.57 mi	(615) 444-2483	5.0	3.0
4	Walter J. Baird Middle School	6-8 Public	3.6 mi	(615) 444-2190	7.0	4.0
5	Coles Ferry Elementary School	PK-5 Public	3.78 mi	(615) 443-1946	6.0	4.0
6	Youth Emergency Services	8-12 Private	4.13 mi	(615) 898-0051	N/A	N/A
7	Wilson Co Adult High School	9-12 Public	4.3 mi	(615) 443-7199	N/A	N/A
8	The Cedars Preparatory Academy	PK-4 Private	4.4 mi	(615) 257-1394	N/A	5.0
9	Tuckers Cross Roads	K-8 Public	5.34 mi	(615) 444-3956	4.0	3.0
10	Byars Dowdy Elementary School	PK-5 Public	5.36 mi	(615) 444-6651	6.0	4.0
11	Covenant Life School	PK-6 Private	5.46 mi	Array	N/A	N/A
12	Friendship Christian School	PK-12 Private	5.63 mi	(615) 449-1573	N/A	3.0
13	Winfree Bryant Middle School	6-8 Public	5.65 mi	(615) 449-4560	5.0	N/A
14	Southside Elementary School	PK-8 Public	5.91 mi	(615) 444-6330	6.0	4.0
15	Lebanon High School	9-12 Public	5.98 mi	(615) 444-9610	5.0	3.0
16	McClain Christian Academy	PK-10 Private	6.2 mi	(615) 444-2678	N/A	5.0
17	Tennessee Virtual On-Line School	K-12 Public	6.91 mi	(615) 443-2681 x2	5.0	N/A
18	Montessori Achievement Academy	PK-1 Private	9.65 mi	(615) 444-4194	N/A	N/A
19	Advocate @ Y.E.S.	7-11 Private	10.19 mi	(615) 444-1819	N/A	N/A
20	Union Heights Elementary School	K-8 Public	10.57 mi	(615) 735-1975	4.0	4.0

## Area Attractions / Things to Do 20+

#	Name	Type	Distance	Phone	Rating
1	Jimmy Floyd Family Life Center	Fitness & Instruction	3.93 mi	(615) 453-4545	4 Review(s) 3.5
2	Wilkie's Outfitters	Rafting/Kayaking	4.05 mi	(615) 784-4179	1 Review(s) 5.0
3	Guardian MMA Lebanon	Brazilian Jiu-jitsu	4.06 mi	(615) 506-0428	1 Review(s) 5.0
4	The Dancing Lights Of Christmas	Kids Activities	4.1 mi		4 Review(s) 4.0
5	Pro Bowling Center	Bowling	4.12 mi	(615) 449-3898	6 Review(s) 3.5
6	Profectus Jiu-jitsu Lebanon	Brazilian Jiu-jitsu	4.26 mi	(804) 305-2321	1 Review(s) 5.0
7	Don Fox Park	Parks	4.47 mi	(615) 449-0303	9 Review(s) 4.0
8	The Gun Room	Sporting Goods	4.67 mi	(615) 453-6030	6 Review(s) 5.0
9	Planet Fitness	Gyms	4.92 mi	(615) 994-6905	2 Review(s) 3.0
10	Maple Hill Road Driving Range	Golf	4.96 mi	(615) 444-4833	2 Review(s) 2.5
11	Julia's Body Shop	Trainers	5.27 mi	(615) 828-5385	2 Review(s) 5.0
12	Premier Martial Arts	Martial Arts	5.46 mi	(615) 443-4783	1 Review(s) 5.0
13	Pro Pools	Swimming Pools	5.59 mi	(888) 352-7582	12 Review(s) 2.0
14	Lazy Day Horse Farm	Horse Boarding	5.79 mi	(615) 403-7528	1 Review(s) 5.0
15	Lebanon CrossFit	Interval Training Gyms	5.8 mi	(615) 390-4031	1 Review(s) 5.0
16	World Classic Martial Arts	Martial Arts	5.87 mi	(615) 547-9606	1 Review(s) 5.0
17	Sellars State Farm Archaeological Area	Parks	6.1 mi		1 Review(s) 3.0
18	Sports Village Fitness	Gyms	6.22 mi	(615) 449-0031	9 Review(s) 4.0
19	Anytime Fitness	Gyms	6.35 mi	(615) 444-3484	7 Review(s) 4.5
20	Body Kneads	Skin Care	6.97 mi	(615) 449-7880	17 Review(s) 4.5

## Area Shopping 20+

#	Name	Type	Distance	Phone	Rating
1	Arnold's Safe & Lock	Keys & Locksmiths	2.13 mi	(615) 286-5625	1 Review(s) 5.0
2	Lebanon Distributing	Building Supplies	3.49 mi	(615) 444-7060	1 Review(s) 5.0
3	The Tobacco Shoppe	Tobacco Shops	3.57 mi	(615) 449-2982	1 Review(s) 5.0
4	The Western Look	Shoe Stores	3.58 mi	(615) 547-7159	3 Review(s) 5.0
5	Ferguson Selection Center	Kitchen & Bath	3.59 mi	(615) 444-9359	1 Review(s) 5.0
6	iBROKEIT	Mobile Phone Repair	3.81 mi	(615) 547-9504	3 Review(s) 3.5
7	Haven House Thrift Shop	Thrift Stores	3.82 mi	(615) 965-2706	1 Review(s) 4.0
8	Gimme A \$5	Discount Store	3.87 mi	(615) 547-6005	4 Review(s) 3.5
9	DT's Used Appliances	Appliances	3.89 mi	(615) 470-3070	1 Review(s) 5.0
10	S S Graham Floral	Florists	3.92 mi	(615) 443-3366	2 Review(s) 5.0
11	Sunshine Flowers & Gifts	Florists	3.95 mi	(615) 444-4038	4 Review(s) 1.0
12	Bloem Kind Boutique	Women's Clothing	4.01 mi	(615) 270-0360	2 Review(s) 4.5
13	Gardens On Main	Nurseries & Gardening	4.02 mi	(615) 547-4900	4 Review(s) 2.0
14	Needful Things	Antiques	4.04 mi	(615) 547-6364	1 Review(s) 5.0
15	Wilkie's Outfitters	Rafting/Kayaking	4.05 mi	(615) 784-4179	1 Review(s) 5.0
16	Downtown Antique Mall	Antiques	4.05 mi	(615) 444-4966	3 Review(s) 4.5

17	Butter Churn	Antiques	4.05 mi		3 Review(s) 4.0
18	Eden's Edge Boutique	Women's Clothing	4.05 mi	(615) 470-8537	1 Review(s) 5.0
19	Screen Door	Antiques	4.05 mi	(615) 453-5222	1 Review(s) 4.0
20	Ed's Coins	Gold Buyers	4.06 mi	(615) 444-1382	1 Review(s) 5.0