

# 1780 Martha Leeville Rd

Lebanon, TN 37087

**SOLD!**

Auction  
11/07/2020 10:00 am

**ABSOLUTE AUCTION** Saturday November 7, 2020 10:00 AM

**1780 MARTHA LEEVILLE ROAD, LEBANON, TN**

Directions: From I-40 @ Gallatin exit 232, take Hwy 109 North, go 12 miles, turn right on Martha Leeville Rd, first house on left. Watch for signs!

**6.73 ACRES - REMODELED HOUSE - DETACHED GARAGE  
FRONTS MARTHA LEEVILLE ROAD & HWY 109 - SELLING IN 2 TRACTS  
PRIME LOCATION NEAR I-40/HWY 109 EXIT 232 - COMMERCIAL POTENTIAL**



Tract 1: 3.76 acres, fronts over 500 feet on Martha Leeville Rd. and 422 feet on Highway 109. Improved with neat, clean 1 1/2 story house that was renovated in 2016: Replacement windows, new central heat & air, laminate flooring downstairs, etc... First floor consists of living room, kitchen with large dining area, two bedrooms, updated bath, laundry room and carport. Upstairs is large finished area that has unlimited possibilities. Beautiful lot, dotted with trees, 2-car detached garage, circular paved drive and utility water. This will make someone a wonderful home or excellent investment.

Tract 2: 2.97 acres, fronts 590 feet on Hwy 109, beautiful rolling land, prime building site, pole barn, utility water available, soils tested for septic (details sale date).

Call Jim Agee at 615-444-0909 For Further Information

**Mrs. Irene Harris, Owner - Carolyn Lane, P.O.A.**

FINANCING: Available through Wilson Bank & Trust - Daniel Satterton - 615-444-2200 or Southern Bank of Tennessee - David Pritchett - 615-444-3700 or contact lender of your choice to prequalify prior to sale. 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, provide 2000 property taxes, give possession with deed. LEAD BASED PAINT/MOLD DISCLOSURE: Houses built prior to 1978 may contain lead based paint and/or mold. Prospective buyers may have house checked prior to sale date. Buyer to sign inspection waiver sale date. BUYERS ARE ENCOURAGED TO MAKE ANY AND ALL INSPECTIONS AND TAKE POSSESSION 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 #2008



**615.444.0909**  
www.AgeeAndJohnson.com

**Agee & Johnson** Realty and Auction, Inc. **Contact Agee & Johnson Today!**

Listed By (Agent):

**Jim Agee**

Phone (Office): 615-444-0909

Phone (Cell): 615-504-0963

Email: ageej@realtracs.com



# ABSOLUTE AUCTION

**SATURDAY NOVEMBER 7, 2020 @ 10:00am**

**LOCATION 1780 MARTHA LEEVILLE RD • LEBANON TN 37087**

**DIRECTIONS: FROM I-40, @ Gallatin exit 232, take Hwy 109 North, go 1.2 mile, turn right on Martha Leeville Rd, first house on the left. Watch for Signs!**

**6.73 ACRES • REMODELED HOUSE • DETACHED GARAGE**

**FRONTS MARTHA LEEVILLE ROAD & HWY 109 • SELLING 2 TRACTS**

**PRIME LOCATION NEAR I-40/HWY 109 EXIT 232 • COMMERCIAL POTENTIAL**

## **Tract 1:**

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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.

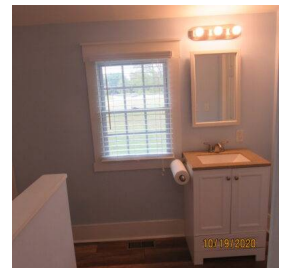
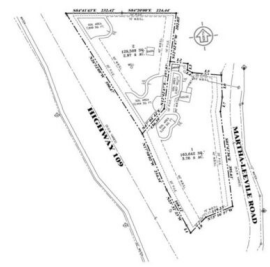
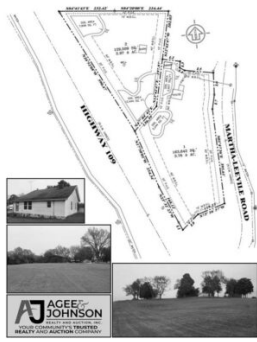
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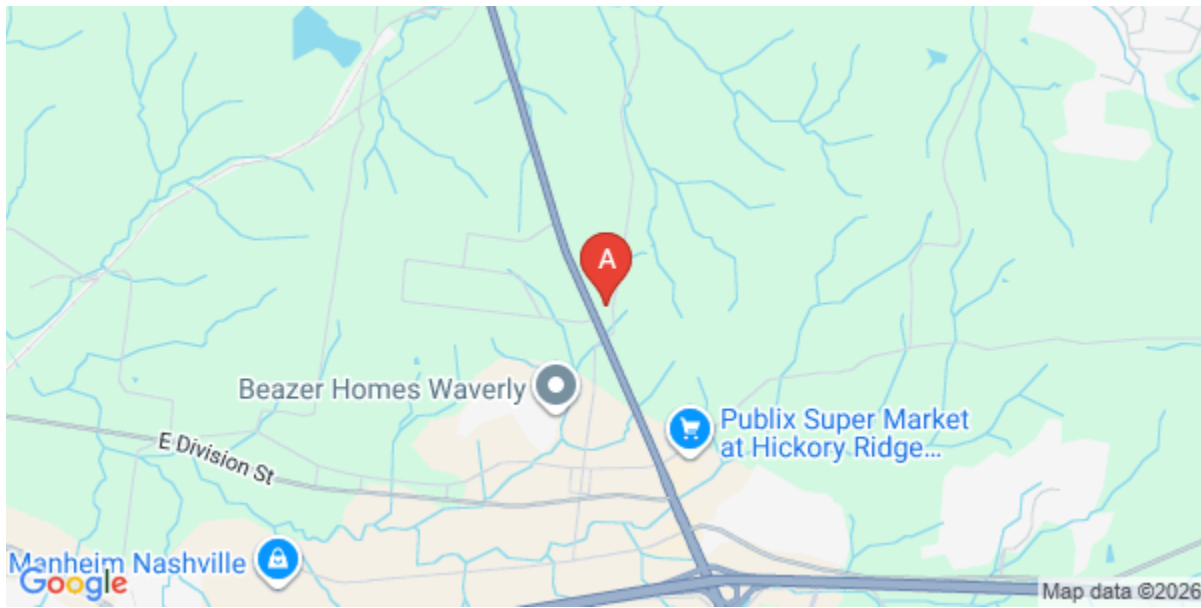
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 ALL ANNOUNCEMENTS MADE DAY OF SALE TAKE PRECEDENCE OVER PREVIOUS ADVERTISING, ALL INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED. Jay White, Principal Auctioneer - License #2309



Contact **Agee & Johnson** Today!

<b>Auction Date</b>	2020-11-07
<b>Buyer's Agent Comp.</b>	Call for Details
<b>Address Street</b>	1780 Martha Leeville Rd
<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>	6.73 Acres • Remodeled Home • Detached Garage Selling at Absolute Auction on November 7, 2020 @ 10am
<b>Auction Time Start</b>	10:00 am
<b>Auction Type</b>	absolute
<b>Is Home</b>	yes





## 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	Waffle House	Breakfast & Brunch	1.04 mi	(615) 547-0409	15 Review(s) 3.0
2	Bellacino's Pizza & Grinders	Pizza	1.1 mi	(615) 547-1414	40 Review(s) 4.0
3	McDonald's	Burgers	1.11 mi	(615) 449-8366	19 Review(s) 1.5
4	Ko's Pizza & Cafe	Pizza	1.17 mi	(615) 547-1775	47 Review(s) 4.0
5	Wendy's	Burgers	1.23 mi	(615) 443-2301	8 Review(s) 3.5
6	Cajun Seafood	Cajun/Creole	2.93 mi	(615) 887-9991	3 Review(s) 4.5
7	Body Kneads	Skin Care	3.33 mi	(615) 449-7880	17 Review(s) 4.5
8	Snow White Drive In	American (Traditional)	4.04 mi	(615) 443-4299	86 Review(s) 4.0
9	1 China	Chinese	4.15 mi	(615) 965-2937	6 Review(s) 4.0
10	Taco Bell	Mexican	4.23 mi	(615) 453-4225	5 Review(s) 4.0
11	Pizza Hut	Italian	4.31 mi	(615) 449-3875	6 Review(s) 3.5
12	Dairy Queen Grill & Chill	Burgers	4.52 mi	(615) 239-3505	8 Review(s) 2.5
13	Frankie's Cafe	Cafes	4.66 mi	(615) 449-3140	7 Review(s) 3.5
14	Jimmy John's	Sandwiches	4.7 mi	(615) 784-4700	3 Review(s) 3.5
15	Arby's	Fast Food	4.72 mi	(615) 444-6044	6 Review(s) 3.0
16	Wendy's	Burgers	4.77 mi	(615) 444-2505	9 Review(s) 1.5
17	McDonald's	Fast Food	4.78 mi	(615) 449-1833	11 Review(s) 1.0
18	China Wok	Chinese	4.79 mi	(615) 443-2266	13 Review(s) 2.5
19	Papa Murphy's	Pizza	4.84 mi	(615) 444-9211	4 Review(s) 4.0
20	Mangos Mexican Restaurant	Mexican	4.84 mi	(615) 470-8289	47 Review(s) 3.5

### Area Grocery 20+

#	Name	Type	Distance	Phone	Rating
1	Publix Super Markets	Grocery	4.18 mi	(615) 444-2581	8 Review(s) 3.5
2	Kroger	Grocery	4.84 mi	(615) 449-4631	6 Review(s) 3.5
3	ALDI	Grocery	5.67 mi	(855) 955-2534	3 Review(s) 4.5
4	Houston Meat & Produce	Grocery	5.7 mi	(615) 758-7226	27 Review(s) 4.5
5	Kroger	Grocery	5.79 mi	(615) 773-8700	5 Review(s) 3.0
6	Publix Super Markets	Grocery	5.83 mi	(615) 758-4200	13 Review(s) 4.0
7	Publix Super Markets	Grocery	5.83 mi	(615) 758-9830	2 Review(s) 5.0
8	Walmart Supercenter	Grocery	6.04 mi	(615) 758-1121	8 Review(s) 3.0

9	Kroger	Grocery	6.08 mi	(615) 758-3300	11 Review(s) 4.0
10	Publix	Grocery	6.12 mi	(615) 773-0250	5 Review(s) 4.5
11	Rice's Country Ham Store	Grocery	6.67 mi	(615) 758-2362	5 Review(s) 5.0
12	ALDI	Grocery	6.68 mi	(855) 955-2534	3 Review(s) 4.5
13	La Tienda Hispana	Grocery	6.84 mi	(615) 444-9859	7 Review(s) 4.5
14	Walmart Supercenter	Department Stores	7.03 mi	(615) 444-0471	17 Review(s) 2.0
15	Al's Foodland	Grocery	7.09 mi	(615) 449-8293	1 Review(s) 5.0
16	Cook's Star Market	Grocery	7.87 mi	(615) 444-9992	1 Review(s) 5.0
17	H. G. Hill's Grocery Store	Grocery	9.02 mi		1 Review(s) 1.0
18	ALDI	Grocery	9.82 mi	(855) 955-2534	10 Review(s) 4.5
19	Publix Super Markets	Bakeries	10.09 mi	(615) 874-0898	27 Review(s) 4.0
20	Walmart Supercenter	Department Stores	10.34 mi	(615) 883-0201	31 Review(s) 1.5

## Area Health / Medical 20+

#	Name	Type	Distance	Phone	Rating
1	Optometric Physicians of Middle Tennessee	Optometrists	4.13 mi	(615) 444-2359	1 Review(s) 5.0
2	Lebanon Dental Care	General Dentistry	4.13 mi	(615) 784-4330	3 Review(s) 2.5
3	CareNow	Urgent Care	4.14 mi	(615) 938-7171	7 Review(s) 4.5
4	Vanderbilt Eye Institute	Ophthalmologists	4.16 mi		3 Review(s) 2.5
5	Be Still & Breathe Salt Wellness Center	Halotherapy	4.35 mi	(615) 470-8500	3 Review(s) 4.5
6	John Kane, MD	Pediatricians	4.36 mi	(615) 443-6833	1 Review(s) 1.0
7	Abbey Paul MD	Sports Medicine	4.36 mi	(615) 449-0990	1 Review(s) 1.0
8	Porter Dentistry, Chad Porter DDS & Tonia Porter, DDS	Pediatric Dentists	4.37 mi	(615) 449-3222	6 Review(s) 5.0
9	Cumberland Chiropractic and Sports Medicine	Chiropractors	4.41 mi	(615) 444-2234	3 Review(s) 5.0
10	The Town Doctor - Direct Primary Care	Family Practice	4.41 mi	(615) 547-6930	3 Review(s) 3.5
11	Centennial Pediatrics	Doctors	4.55 mi	(615) 453-1930	1 Review(s) 1.0
12	Bradshaw Medical Clinic	Family Practice	4.55 mi	(615) 444-4126	1 Review(s) 1.0
13	Pryor Family Dentistry	Oral Surgeons	4.68 mi	(615) 444-7999	1 Review(s) 5.0
14	Patriot Dental	General Dentistry	4.71 mi	(615) 444-2034	1 Review(s) 5.0
15	The Little Clinic	Health & Medical	4.82 mi	(615) 453-7720	1 Review(s) 1.0
16	Doctor's Office	Doctors	4.91 mi	(615) 453-3645	1 Review(s) 2.0
17	Capstone Pediatrics	Pediatricians	4.93 mi	(615) 288-0075	1 Review(s) 1.0
18	Neuhaus Foot & Ankle	Podiatrists	4.94 mi	(615) 219-5123	3 Review(s) 5.0
19	Witherow Orthodontics	Orthodontists	4.94 mi	(615) 754-2027	1 Review(s) 5.0
20	Lifecare Family Services	Counseling & Mental Health	4.97 mi	(615) 453-1606	3 Review(s) 1.0

## Area Schools / Education 20+

#	Name	Type	Distance	Phone	GS Rating	Parent Rating
1	Montessori Achievement Academy	PK-1 Private	2.17 mi	(615) 444-4194	N/A	N/A
2	West Elementary School	K-5 Public	4.07 mi	(615) 758-5846	8.0	5.0
3	Mt Juliet Montessori Academy	PK-6 Private	4.35 mi	(615) 758-0819	N/A	4.0
4	Mt Juliet Montessori Academy	PK-5 Private	4.35 mi	(615) 758-0819	N/A	N/A
5	Rutland Elementary School	PK-5 Public	4.36 mi	(615) 754-1800	9.0	5.0
6	Lebanon High School	9-12 Public	4.65 mi	(615) 444-9610	5.0	3.0
7	Wilson Central High School	9-12 Public	4.99 mi	(615) 453-4600	8.0	4.0
8	Covenant Life School	PK-6 Private	5.2 mi	Array	N/A	N/A
9	Stoner Creek Elementary School	PK-5 Public	5.24 mi	(615) 754-6300	6.0	5.0
10	Winfree Bryant Middle School	6-8 Public	5.34 mi	(615) 449-4560	5.0	N/A
11	West Wilson Middle School	6-8 Public	5.42 mi	(615) 758-5152	8.0	3.0
12	Byars Dowdy Elementary School	PK-5 Public	5.47 mi	(615) 444-6651	6.0	4.0
13	Mt. Juliet Middle School	6-8 Public	5.6 mi	(615) 754-6688	8.0	4.0
14	Mt. Juliet High School	9-12 Public	5.6 mi	(615) 758-5606	9.0	3.0
15	Mount Juliet Christian Academy	n/a Private	5.6 mi	(615) 758-2427	N/A	3.0
16	Elzie D. Patton Elementary School	PK-5 Public	5.64 mi	(615) 444-3282	7.0	4.0
17	McClain Christian Academy	PK-10 Private	5.76 mi	(615) 444-2678	N/A	5.0
18	Heritage Christian Academy - Mount Juliet	K-12 Private	5.79 mi	(615) 754-7946	N/A	5.0
19	Nashville Academy	9-12 Private	5.79 mi	(615) 833-7771	N/A	N/A
20	Friendship Christian School	PK-12 Private	6.22 mi	(615) 449-1573	N/A	3.0

## Area Attractions / Things to Do 20+

#	Name	Type	Distance	Phone	Rating
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1	Intrigue Athletics	Gymnastics	1.21 mi	(615) 981-0231	1 Review(s) 5.0
2	Xtreme Paintball	Paintball	2.4 mi	(615) 547-2324	8 Review(s) 3.0
3	Body Kneads	Skin Care	3.33 mi	(615) 449-7880	17 Review(s) 4.5
4	So Fly Studio	Dance Studios	3.66 mi		9 Review(s) 5.0
5	Sports Village Fitness	Gyms	3.94 mi	(615) 449-0031	9 Review(s) 4.0
6	World Classic Martial Arts	Martial Arts	4.3 mi	(615) 547-9606	1 Review(s) 5.0
7	South Mt. Juliet Bark Park	Dog Parks	4.31 mi	(615) 754-2552	11 Review(s) 3.0
8	Lebanon CrossFit	Interval Training Gyms	4.37 mi	(615) 390-4031	1 Review(s) 5.0
9	Young's Performance Skis & Cycles	Jet Skis	4.53 mi	(615) 449-2373	1 Review(s) 1.0
10	nRange Mt Juliet	Firearm Training	4.55 mi	(615) 953-2778	5 Review(s) 4.0
11	KRB Firearms II & The Range	Guns & Ammo	4.55 mi	(615) 553-2319	3 Review(s) 2.5
12	Pro Pools	Swimming Pools	4.65 mi	(888) 352-7582	12 Review(s) 2.0
13	Premier Martial Arts	Martial Arts	4.75 mi	(615) 443-4783	1 Review(s) 5.0
14	Ethan Page Park Disc Golf Course	Parks	4.79 mi	(615) 754-2552	1 Review(s) 5.0
15	Julia's Body Shop	Trainers	5.04 mi	(615) 828-5385	2 Review(s) 5.0
16	Cedar Creek Sports Center	Amusement Parks	5.31 mi	(615) 754-2744	15 Review(s) 4.0
17	Charlie Daniels Park	Parks	5.34 mi	(615) 754-2552	18 Review(s) 4.5
18	Mt Juliet Parks & Recreation	Parks	5.35 mi	(615) 758-6522	1 Review(s) 3.0
19	CrossFit BNA	Gyms	5.4 mi	(615) 288-3755	3 Review(s) 4.5
20	Planet Fitness	Gyms	5.42 mi	(615) 988-5400	14 Review(s) 3.5

## Area Shopping 20+

#	Name	Type	Distance	Phone	Rating
1	Hot Spring Spas of Music City	Hot Tub & Pool	0.94 mi	(615) 443-4441	8 Review(s) 5.0
2	Smoke Busters Vapor 2	Vape Shops	1.19 mi	(615) 547-9794	3 Review(s) 5.0
3	Burdine Supply	Hardware Stores	2.42 mi	(615) 453-9222	1 Review(s) 4.0
4	Publix Pharmacies	Drugstores	2.52 mi	(615) 874-2216	1 Review(s) 5.0
5	Optometric Physicians of Middle Tennessee	Optometrists	4.13 mi	(615) 444-2359	1 Review(s) 5.0
6	Vanderbilt Eye Institute	Ophthalmologists	4.16 mi		3 Review(s) 2.5
7	nRange Mt Juliet	Firearm Training	4.55 mi	(615) 953-2778	5 Review(s) 4.0
8	KRB Firearms II & The Range	Guns & Ammo	4.55 mi	(615) 553-2319	3 Review(s) 2.5
9	Rite Aid	Drugstores	4.58 mi	(615) 547-1118	1 Review(s) 5.0
10	The Jewelers	Jewelry	4.58 mi	(615) 547-4444	2 Review(s) 5.0
11	Prestige Jewelry & Loan	Pawn Shops	4.6 mi	(615) 754-0009	4 Review(s) 4.5
12	Pro Pools	Swimming Pools	4.65 mi	(888) 352-7582	12 Review(s) 2.0
13	Beauty Boutique	Cosmetics & Beauty Supply	4.71 mi	(615) 547-4468	1 Review(s) 5.0
14	Verizon	Mobile Phones	4.75 mi	(615) 443-2355	7 Review(s) 3.0
15	Harbor Freight	Hardware Stores	4.77 mi	(615) 453-5261	1 Review(s) 5.0
16	T-Mobile	Mobile Phones	4.78 mi	(615) 784-4269	1 Review(s) 1.0
17	Harbor Freight	Hardware Stores	4.78 mi	(615) 527-4242	1 Review(s) 5.0
18	Aaron's	Electronics	4.79 mi	(615) 453-2286	1 Review(s) 1.0
19	Tractor Supply	Hardware Stores	4.85 mi	(615) 449-4466	4 Review(s) 2.0
20	Kmart	Department Stores	4.87 mi	(615) 449-4061	5 Review(s) 2.0