



Listed By (Agent):

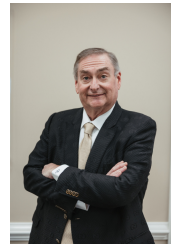
**Jay White**

Phone (Office): 615-444-0909

Phone (Cell): 615-308-4421

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

Website: <http://jaywhiterealtor.com>

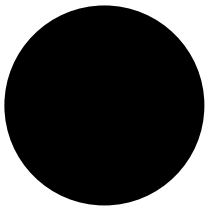


# ABSOLUTE AUCTION

## SATURDAY APRIL 17, 2021 • BEGINNING at 10AM

10:00am • Page Ave • Lebanon TN

- 724 Page Ave
- 724 ½ Page Ave
- 728 Page Ave
- 730 Page Ave
- 732 Page Ave
- 206 West Forrest Ave



## SIX (6) PROPERTIES SELLING AT 1 LOCATION

**Directions:** From Lebanon square, go Hwy. 231 North 0.5 mile, turn left onto Coles Ferry Pike, go 0.1 mile, turn right onto Page Ave., property is on left. From Page Ave., turn left onto West Forrest, property is on left. Watch for signs!!!

### **724 Page Ave**

Frame house with 2 bedrooms, 1 bath, kitchen and living room, on 0.27 acre.

### **724 ½ Page Ave**

Modular home with 3 bedrooms, 2 baths, kitchen and large living room, on 0.33 acre.

### **728 Page Ave**

Frame house with 2 bedrooms, 1 bath, kitchen and living room, on 0.25 acre.

### **730 Page Ave**

Frame house with 2 bedrooms, 1 bath, kitchen and living room, on 0.17 acre.

### **732 Page Ave**

Frame house with 3 bedrooms, 1 bath, kitchen, living room, and detached garage, on 0.22 acre.

### **206 West Forrest Ave**

Frame house with 2 bedrooms, 1 bath, kitchen and living room, on 0.07 acre.

# 6 Income Properties Great Opportunity!!

206 West Forrest Ave • 732 Page Ave • 730 Page Ave • 728 Page Ave  
4 Tracts • Zoned R2

Combine 4 Tracts and Available to  
Build Up To 24 Units

724 Page Ave • 724 ½ Page Ave  
2 Tracts • Zoned R2

Combine 2 Tracts and Available to  
Build Up To 16 Units

CALL JAY WHITE @ 615-444-0909 FOR FURTHER INFORMATION

ROGER MITCHELL PROPERTIES • SELLER

All houses can be viewed 1 hour prior to Sale

**FINANCING: Available through Wilson Bank & Trust - Daniel Sampson - 615-444-2265; or Southern Bank of Tennessee - Chris Crowell - 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

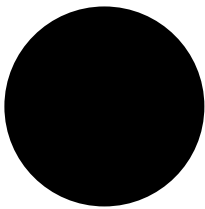
SALE DATE TERMS: Pay 20% non-refundable deposit and sign purchase contract. Balance due upon delivery of deed.

TITLE: Seller will furnish warranty deed; prorate 2020 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!

<b>Auction Date</b>	2021-04-17
<b>Buyer's Agent Comp.</b>	Call for Details
<b>Address Street</b>	Page Ave
<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 Income Producing Properties • Selling at 1 Location Page Ave, Lebanon TN • Saturday April 17, 2021 @ 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+

Local area results found within 20mi - powered by [Yelp.com](https://www.yelp.com) & [GreatSchools.org](https://www.greatschools.org)

**Area Restaurants 20+**

#	Name	Type	Distance	Phone	Rating
1	Subway	Sandwiches	0.42 mi	(615) 453-3823	3 Review(s) 1.0
2	David's Pizza	Pizza	0.47 mi	(615) 444-8232	23 Review(s) 2.0
3	Belles Little Country Kitchen	Breakfast & Brunch	0.47 mi	(615) 547-6888	13 Review(s) 3.5
4	Rice Box	Chinese	0.48 mi	(615) 449-9488	31 Review(s) 4.5

5	Lil Sista's Soulfood	Soul Food	0.56 mi	(615) 547-4565	2 Review(s) 5.0
6	Wildberry	Cafes	0.64 mi	(615) 547-4494	13 Review(s) 4.5
7	Sunrise Diner	Diners	0.64 mi	(615) 444-3606	1 Review(s) 5.0
8	Burger King	Burgers	0.7 mi		7 Review(s) 1.0
9	Voodoo Smokehouse	Barbeque	0.71 mi	(615) 784-4235	90 Review(s) 4.5
10	Speedy Burrito Lebanon Tennessee	Mexican	0.75 mi	(615) 784-4071	64 Review(s) 4.5
11	Rockin Mike's Restaurant	Sandwiches	0.75 mi	(615) 547-4993	1 Review(s) 4.0
12	Split Bean Roasting	Coffee & Tea	0.77 mi	(615) 784-4058	40 Review(s) 4.5
13	Town Square Social	American (New)	0.78 mi	(615) 784-4593	119 Review(s) 4.5
14	Sushi Max	Sushi Bars	0.78 mi	(615) 453-0423	25 Review(s) 3.5
15	Scoopz Italian Ice	Gelato	0.78 mi	(615) 547-9346	11 Review(s) 5.0
16	Pop's Coffee Shop	Coffee & Tea	0.96 mi	(615) 450-8629	3 Review(s) 5.0
17	Al Basha Lounge & Restaurant	Hookah Bars	0.97 mi	(615) 784-4448	20 Review(s) 4.0
18	The Smoke House by Hoite's	Barbeque	0.98 mi	(615) 444-8300	1 Review(s) 3.0
19	Los Compadres Mexican Restaurant	Mexican	0.98 mi	(615) 443-4697	36 Review(s) 3.5
20	Painturo's	Pizza	0.99 mi	(615) 443-8444	58 Review(s) 4.5

### Area Grocery 20+

#	Name	Type	Distance	Phone	Rating
1	Al's Foodland	Grocery	0.39 mi	(615) 449-8293	1 Review(s) 5.0
2	La Tienda Hispana	Grocery	1.04 mi	(615) 444-9859	7 Review(s) 4.5
3	Walmart Supercenter	Department Stores	1.87 mi	(615) 444-0471	20 Review(s) 2.0
4	ALDI	Grocery	2.07 mi	(855) 955-2534	3 Review(s) 4.5
5	Kroger	Grocery	2.23 mi	(615) 449-4631	6 Review(s) 3.5
6	Publix Super Markets	Grocery	3.04 mi	(615) 444-2581	9 Review(s) 3.0
7	H. G. Hill's Grocery Store	Grocery	3.64 mi		1 Review(s) 1.0
8	Three Forks Marketplace	Grocery	12.17 mi	(615) 237-9777	4 Review(s) 3.5
9	Stagecoach General Store	Grocery	12.21 mi	(615) 452-0808	1 Review(s) 1.0
10	Publix Super Markets	Grocery	12.5 mi	(615) 758-9830	2 Review(s) 5.0
11	Houston Meat & Produce	Grocery	12.5 mi	(615) 758-7226	29 Review(s) 4.5
12	Publix Super Markets	Grocery	12.5 mi	(615) 758-4200	15 Review(s) 4.0
13	Kroger	Grocery	12.52 mi	(615) 773-8700	5 Review(s) 3.0
14	ALDI	Grocery	12.67 mi	(855) 955-2534	3 Review(s) 4.5
15	Publix	Grocery	12.98 mi	(615) 773-0250	6 Review(s) 4.5
16	Kroger	Grocery	12.98 mi	(615) 758-3300	13 Review(s) 4.0
17	Walmart Supercenter	Grocery	13.07 mi	(615) 758-1121	9 Review(s) 3.0
18	Rice's Country Ham Store	Grocery	13.42 mi	(615) 758-2362	6 Review(s) 5.0
19	Cook's Star Market	Grocery	14.24 mi	(615) 444-9992	1 Review(s) 5.0
20	Piggly Wiggly	Grocery	14.34 mi	(615) 374-0600	1 Review(s) 3.0

### Area Health / Medical 20+

#	Name	Type	Distance	Phone	Rating
1	Smile Gallery	General Dentistry	0.41 mi	(615) 444-2069	6 Review(s) 3.5
2	STAR Physical Therapy	Physical Therapy	0.65 mi	(615) 443-4938	3 Review(s) 3.5
3	Family Eye Med	Optometrists	0.65 mi	(615) 449-0541	5 Review(s) 3.5
4	John M. Pino, OD,PhD	Optometrists	0.65 mi	(615) 449-0541	1 Review(s) 5.0
5	Back 2 Health Chiropractic	Chiropractors	0.78 mi	(615) 547-4854	1 Review(s) 5.0
6	Tennessee Family Dental - Lebanon	Cosmetic Dentists	0.81 mi	(615) 444-3185	4 Review(s) 5.0
7	The Massage Collection	Reflexology	0.82 mi	(615) 443-1974	1 Review(s) 5.0
8	Healthy Bones Chiropractic	Chiropractors	0.82 mi	(615) 549-8070	2 Review(s) 5.0
9	Gallaher John OD	Optometrists	0.83 mi	(615) 444-9111	1 Review(s) 5.0
10	Gallaher EyeCare	Optometrists	0.83 mi	(615) 444-9111	1 Review(s) 5.0
11	Hardin Family Chiropractic	Chiropractors	0.83 mi	(615) 443-1000	1 Review(s) 5.0
12	Troy L Long, DDS	Cosmetic Dentists	0.86 mi	(615) 444-2782	1 Review(s) 5.0
13	Flawless Reflection	Weight Loss Centers	0.97 mi	(615) 489-6949	2 Review(s) 3.0
14	Strauss William T DC	Chiropractors	0.97 mi	(615) 444-5335	1 Review(s) 5.0
15	Wilson County Chiropractic	Chiropractors	0.98 mi	(615) 449-6700	1 Review(s) 5.0
16	Johnson Bruce L DDS	Oral Surgeons	1.13 mi	(615) 444-0065	1 Review(s) 5.0
17	Benson Orthodontics	Oral Surgeons	1.19 mi	(615) 449-0895	1 Review(s) 5.0
18	Newman Dental Associates	Oral Surgeons	1.25 mi	(615) 470-8550	2 Review(s) 5.0
19	Kids Care Walk-in Urgent Care Clinic	Pediatricians	1.46 mi	(615) 453-1252	3 Review(s) 3.5

20 Serenity Dental General Dentistry 1.52 mi (615) 444-3932 3 Review(s) 4.5

### Area Schools / Education 20+

#	Name	Type	Distance	Phone	GS Rating	Parent Rating
1	Coles Ferry Elementary School	PK-5 Public	0.27 mi	(615) 443-1946	6.0	4.0
2	Walter J. Baird Middle School	6-8 Public	0.29 mi	(615) 444-2190	7.0	4.0
3	Sam Houston Elementary School	PK-5 Public	0.53 mi	(615) 444-7494	6.0	4.0
4	Castle Heights Elementary School	PK-5 Public	0.63 mi	(615) 444-2483	5.0	3.0
5	The Cedars Preparatory Academy	PK-4 Private	0.87 mi	(615) 257-1394	N/A	5.0
6	Wilson Co Adult High School	9-12 Public	1.34 mi	(615) 443-7199	N/A	N/A
7	Youth Emergency Services	8-12 Private	1.46 mi	(615) 898-0051	N/A	N/A
8	Byars Dowdy Elementary School	PK-5 Public	1.84 mi	(615) 444-6651	6.0	4.0
9	Covenant Life School	PK-6 Private	2.0 mi	Array	N/A	N/A
10	Winfree Bryant Middle School	6-8 Public	2.11 mi	(615) 449-4560	5.0	N/A
11	Southside Elementary School	PK-8 Public	2.55 mi	(615) 444-6330	6.0	4.0
12	Lebanon High School	9-12 Public	2.55 mi	(615) 444-9610	5.0	3.0
13	McClain Christian Academy	PK-10 Private	2.71 mi	(615) 444-2678	N/A	5.0
14	Tennessee Virtual On-Line School	K-12 Public	3.68 mi	(615) 443-2681 x2	5.0	N/A
15	Carroll Oakland Elementary School	PK-8 Public	4.05 mi	(615) 444-5208	4.0	3.0
16	Friendship Christian School	PK-12 Private	4.65 mi	(615) 449-1573	N/A	3.0
17	Tuckers Cross Roads	K-8 Public	6.56 mi	(615) 444-3956	4.0	3.0
18	Advocate @ Y.E.S.	7-11 Private	7.0 mi	(615) 444-1819	N/A	N/A
19	Montessori Achievement Academy	PK-1 Private	7.07 mi	(615) 444-4194	N/A	N/A
20	Wilson Central High School	9-12 Public	8.31 mi	(615) 453-4600	8.0	4.0

### Area Attractions / Things to Do 20+

#	Name	Type	Distance	Phone	Rating
1	Jimmy Floyd Family Life Center	Fitness & Instruction	0.46 mi	(615) 453-4545	4 Review(s) 3.5
2	Guardian MMA Lebanon	Brazilian Jiu-jitsu	0.54 mi	(615) 506-0428	1 Review(s) 5.0
3	Pro Bowling Center	Bowling	0.63 mi	(615) 449-3898	6 Review(s) 3.5
4	Wilkie's Outfitters	Rafting/Kayaking	0.72 mi	(615) 784-4179	1 Review(s) 5.0
5	Profectus Jiu-Jitsu Lebanon	Brazilian Jiu-jitsu	0.91 mi	(804) 305-2321	1 Review(s) 5.0
6	Don Fox Park	Parks	1.16 mi	(615) 449-0303	9 Review(s) 4.0
7	Planet Fitness	Gyms	1.49 mi	(615) 994-6905	2 Review(s) 3.0
8	The Dancing Lights Of Christmas	Kids Activities	1.75 mi		12 Review(s) 3.5
9	Julia's Body Shop	Trainers	2.03 mi	(615) 828-5385	2 Review(s) 5.0
10	The Gun Room	Sporting Goods	2.17 mi	(615) 453-6030	6 Review(s) 5.0
11	Premier Martial Arts	Martial Arts	2.36 mi	(615) 443-4783	1 Review(s) 5.0
12	Pro Pools	Swimming Pools	2.44 mi	(888) 352-7582	12 Review(s) 2.0
13	Lebanon CrossFit	Interval Training Gyms	2.79 mi	(615) 390-4031	2 Review(s) 5.0
14	World Classic Martial Arts	Martial Arts	2.85 mi	(615) 547-9606	1 Review(s) 5.0
15	Anytime Fitness	Gyms	3.21 mi	(615) 547-4736	7 Review(s) 4.5
16	Maple Hill Road Driving Range	Golf	3.24 mi	(615) 444-4833	2 Review(s) 2.5
17	Sports Village Fitness	Gyms	3.34 mi	(615) 449-0031	10 Review(s) 4.0
18	Body Kneads	Skin Care	4.3 mi	(615) 449-7880	20 Review(s) 4.5
19	Sellers State Farm Archaeological Area	Parks	4.56 mi		1 Review(s) 3.0
20	Young's Performance Skis & Cycles	Jet Skis	5.41 mi	(615) 449-2373	1 Review(s) 1.0