

# 6900 Hartsville Pike

Lebanon, TN 37087

**SOLD!**

Auction  
06/19/2021 10:00AM

**ABSOLUTE AUCTION** Saturday June 19, 2021 10:00 AM

**6900 BLOCK OF HARTSVILLE PIKE, LEBANON, TN 37087**  
Directions: From Lebanon public square, take North Cumberland (Hwy. 231-N) to the 2nd traffic light, right on High Street (70 Bypass), go to the first traffic light, turn left on Hartsville Pike (Hwy. 141-N), go approximately 7 miles to auction on left. Watch for signs!!!

**46 PRIME ACRES - SELLING IN 7 TRACTS**  
UTILITY WATER - NATURAL GAS - SOILS TESTED FOR SEPTIC



46.11 beautiful rolling acres, selling in 7 tracts ranging in size from 2.08 to 12.72 acres. All tracts front Hartsville Pike 125 feet or more, utility water & natural gas available at road, soils tested for septic systems (details sale date) and restricted to 1,800 minimum square foot site built homes, no mobile or doublewide homes allowed. Land lays level to rolling with creek running through property, open fields, scattered trees and wooded areas.

- Tract 1, 2.50 acres, mostly open, scattered trees.
- Tract 2, 3.93 acres, mostly open, scattered trees.
- Tract 3, 8.11 acres, open and wooded areas, pond.
- Tract 4, 10.42 acres, open and wooded areas.
- Tract 5, 12.72 acres, open and wooded, hilltop building site.
- Tract 6, 7.54 acres, open and wooded areas, barn.
- Tract 7, 2.08 acres, beautiful open building lot.

Land is open for inspection. Look at your convenience.

Call Jim Agee at 615-444-0909 or Jay White at 615-308-4421 For Further Information

Larry and Pam Tomlinson, Owners

FINANCING: Available through Wilson Bank & Trust - Daniel Sengstack - 615-444-2265 or Southern Bank of Tennessee - Chris Crowell - 615-444-3706, or Liberty State Bank - David Parnell - 615-444-1166, or contact lender of your choice to prequalify prior to sale.  
CDD TO BE COMPLETED AND RETURNED TO THE AUCTIONEER PRIOR TO THE SALE DATE. ALL INFORMATION IS BELIEVED ACCURATE, BUT NOT GUARANTEED. SEE LISTING FOR COMPLETE DETAILS.  
SALE DATE: 10:00 AM, BY 10% NON-REFUNDABLE DEPOSIT AND SIGNATURE CONTRACT. Balance due upon delivery of deed.  
TITLE: Seller will furnish warranty deed, prorate 2021 property taxes, give possession with deed.  
REPRESENTATIVE NOTICE: TO MAKE ANY AND ALL INFORMATION AVAILABLE TO BIDDERS PRIOR TO SALE DATE, SEE LISTING FOR DETAILS.  
ALL INFORMATION BELIEVED ACCURATE, BUT NOT GUARANTEED. SEE LISTING FOR COMPLETE DETAILS.



**615.444.0909**

[www.AgeeAndJohnson.com](http://www.AgeeAndJohnson.com)



Contact Agee & Johnson Today!

Listed By (Agent):

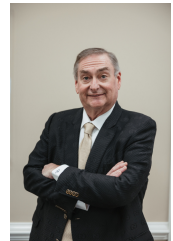
**Jay White**

Phone (Office): 615-444-0909

Phone (Cell): 615-308-4421

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

Website: <http://jaywhiterealtor.com>



Listed By (Agent):

**Jim Agee**

Phone (Office): 615-444-0909

Phone (Cell): 615-504-0963

Email: [ageej@realtracs.com](mailto:ageej@realtracs.com)



# **ABSOLUTE AUCTION**

**SATURDAY JUNE 19, 2021**

**LOCATION 6900 HARTSVILLE PIKE • LEBANON TN  
37087**

## **DIRECTIONS:**

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## **46 PRIME ACRES • SELLING IN 7 TRACTS**

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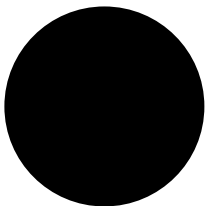
Tract 6: 7.34 acres, open and wooded areas, barn..

Tract 7: 2.08 acres, beautiful open building lot.

### **Truck Tour Video**

[https://youtu.be/wr\\_CnOxo6zo](https://youtu.be/wr_CnOxo6zo)

**UTILITY WATER • NATURAL GAS • SOILS TESTED**  
**Land is open for inspection. Look at your convenience.**



## Further Information Contact

**Jay White at 615.308.4421**

**Jim Agee at 615.444.0909**

### Larry and Pam Tomlinson, Owners

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

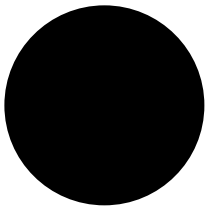
SALE DATE TERMS: Pay 20% non-refundable deposit and sign purchase contract. Balance due upon delivery of deed.

TITLE: Seller will furnish warranty deed; prorate 2021 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".

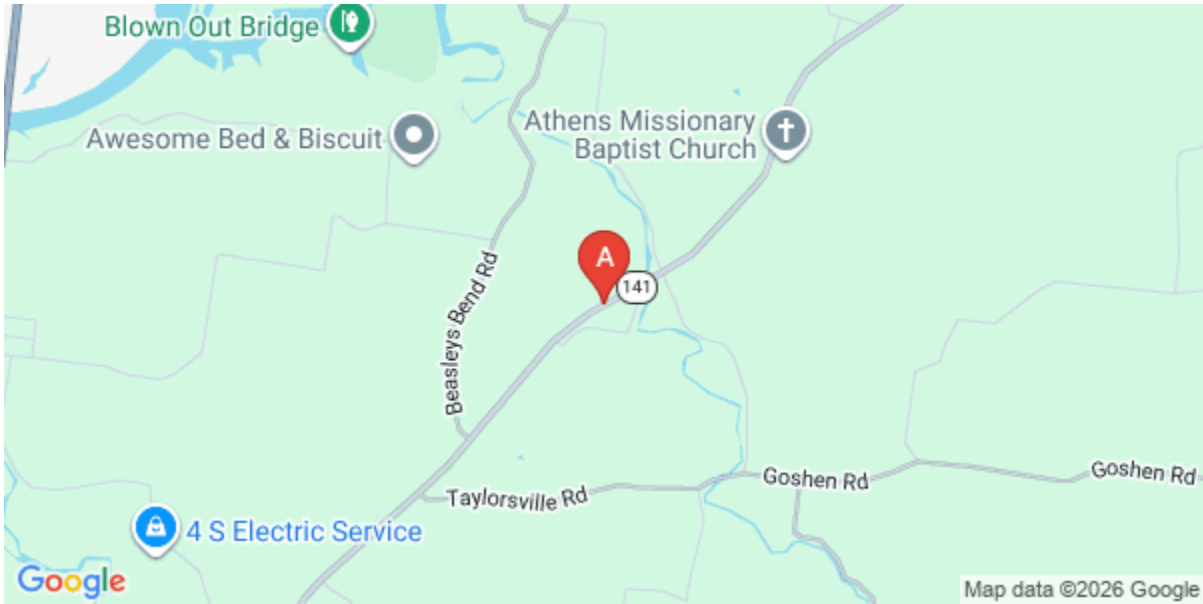
ALL ANNOUNCEMENTS MADE DAY OF SALE TAKE PRECEDENCE OVER PREVIOUS ADVERTISING, ALL INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED.

### Jay White, Principal Auctioneer - License #2309



Contact **Agee & Johnson** Today!

<b>Auction Date</b>	2021-06-19
<b>Buyer's Agent Comp.</b>	Call for Details
<b>Address Street</b>	6900 Hartsville Pike
<b>Address City</b>	Lebanon
<b>Address State</b>	TN
<b>Address Zipcode</b>	37087
<b>County</b>	Wilson
<b>Property Status</b>	Listed / Active
<b>Auction Highlights</b>	46 Prime Acres Selling at Absolute Auction in 7 Tracts Saturday June 19, 2021 @ 10am 6900 Hartsville Pike • Lebanon TN
<b>Auction Time Start</b>	10:00AM
<b>Auction Type</b>	absolute
<b>Is Home</b>	no



**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	AJ's Bar & Grill	Bars	5.47 mi	(615) 547-4800	1 Review(s) 4.0
2	Subway	Sandwiches	6.14 mi	(615) 453-3823	3 Review(s) 1.0
3	Rice Box	Chinese	6.17 mi	(615) 449-9488	30 Review(s) 4.5
4	Sunrise Diner	Diners	6.52 mi	(615) 444-3606	1 Review(s) 5.0
5	Lil Sista's Soulfood	Soul Food	6.65 mi	(615) 547-4565	1 Review(s) 5.0
6	David's Pizza	Pizza	6.77 mi	(615) 444-8232	24 Review(s) 2.5

7	Belles Little Country Kitchen	Breakfast & Brunch	6.87 mi	(615) 547-6888	13 Review(s)	3.5
8	The Smoke House by Hoite's	Barbeque	6.98 mi	(615) 444-8300	1 Review(s)	3.0
9	Burger King	Burgers	6.99 mi	(615) 444-7415	9 Review(s)	1.0
10	Split Bean Roasting	Coffee & Tea	7 mi	(615) 784-4058	41 Review(s)	4.5
11	Town Square Social	American (New)	7.03 mi	(615) 784-4593	124 Review(s)	4.5
12	Voodoo Smokehouse	Barbeque	7.05 mi	(615) 784-4235	89 Review(s)	4.5
13	Wildberry	Cafes	7.06 mi	(615) 547-4494	13 Review(s)	4.5
14	Sushi Max	Sushi Bars	7.14 mi	(615) 453-0423	26 Review(s)	3.5
15	Scoopz Italian Ice	Gelato	7.14 mi	(615) 547-9346	12 Review(s)	5.0
16	New Moon BBQ	Barbeque	7.16 mi	(615) 444-7920	3 Review(s)	4.0
17	Speedy Burrito Lebanon Tennessee	Mexican	7.17 mi	(615) 784-4071	68 Review(s)	4.5
18	Al Basha Lounge & Restaurant	Hookah Bars	7.25 mi	(615) 784-4448	20 Review(s)	4.0
19	La Tienda Hispana	Grocery	7.32 mi	(615) 444-9859	7 Review(s)	4.5
20	Sammy B's	American (New)	7.38 mi	(615) 547-4550	87 Review(s)	4.0

## Area Grocery 20+

#	Name	Type	Distance	Phone	Rating
1	H. G. Hill's Grocery Store	Grocery	3.79 mi		1 Review(s) 1.0
2	Al's Foodland	Grocery	6.19 mi	(615) 449-8293	1 Review(s) 5.0
3	La Tienda Hispana	Grocery	7.32 mi	(615) 444-9859	7 Review(s) 4.5
4	Walmart Supercenter	Department Stores	7.92 mi	(615) 444-0471	21 Review(s) 2.0
5	Piggly Wiggly	Grocery	8.17 mi	(615) 374-0600	1 Review(s) 3.0
6	ALDI	Grocery	8.26 mi	(855) 955-2534	3 Review(s) 4.5
7	Kroger	Grocery	8.28 mi	(615) 449-4631	6 Review(s) 3.5
8	Publix Super Markets	Grocery	8.62 mi	(615) 444-2581	9 Review(s) 3.0
9	Stagecoach General Store	Grocery	9.16 mi	(615) 452-0808	1 Review(s) 1.0
10	Three Forks Marketplace	Grocery	13.83 mi	(615) 237-9777	3 Review(s) 2.5
11	Quik-N-Easy Deli & Market	Grocery	14.42 mi	(615) 735-1677	1 Review(s) 4.0
12	H.G. Hill Market	Grocery	15.08 mi	(615) 452-0122	2 Review(s) 3.0
13	Kroger	Grocery	15.44 mi	(615) 451-2803	5 Review(s) 2.5
14	Walmart Supercenter	Department Stores	15.47 mi	(615) 735-2049	3 Review(s) 2.5
15	ALDI	Grocery	15.89 mi	(855) 955-2534	3 Review(s) 4.5
16	Galloway Farms	Specialty Food	15.91 mi	(615) 230-3119	1 Review(s) 5.0
17	Walmart Supercenter	Grocery	15.99 mi	(615) 452-8452	11 Review(s) 1.5
18	Publix Super Markets	Grocery	16.57 mi	(615) 451-6285	9 Review(s) 5.0
19	Publix Super Markets	Grocery	17.26 mi	(615) 758-9830	2 Review(s) 5.0
20	Publix Super Markets	Grocery	17.26 mi	(615) 758-4200	15 Review(s) 4.0

## Area Health / Medical 20+

#	Name	Type	Distance	Phone	Rating
1	Smile Gallery	General Dentistry	6.8 mi	(615) 444-2069	6 Review(s) 3.5
2	STAR Physical Therapy	Physical Therapy	6.98 mi	(615) 443-4938	3 Review(s) 3.5
3	Family Eye Med	Optometrists	6.99 mi	(615) 449-0541	5 Review(s) 3.5
4	John M. Pino, OD,PhD	Optometrists	6.99 mi	(615) 449-0541	1 Review(s) 5.0
5	Healthy Bones Chiropractic	Chiropractors	7.09 mi	(615) 549-8070	2 Review(s) 5.0
6	MidTenn Primary Care	Walk-in Clinics	7.12 mi	(615) 547-6699	1 Review(s) 5.0
7	The Massage Collection	Reflexology	7.18 mi	(615) 443-1974	1 Review(s) 5.0
8	Tennessee Family Dental - Lebanon	Cosmetic Dentists	7.23 mi	(615) 444-3185	4 Review(s) 5.0
9	Troy L Long, DDS	Cosmetic Dentists	7.23 mi	(615) 444-2782	1 Review(s) 5.0
10	Gallaher John OD	Optometrists	7.27 mi	(615) 444-9111	1 Review(s) 5.0
11	Gallaher EyeCare	Optometrists	7.27 mi	(615) 444-9111	1 Review(s) 5.0
12	Hardin Family Chiropractic	Chiropractors	7.27 mi	(615) 443-1000	1 Review(s) 5.0
13	Flawless Reflection	Weight Loss Centers	7.37 mi	(615) 489-6949	2 Review(s) 3.0
14	Strauss William T DC	Chiropractors	7.38 mi	(615) 444-5335	1 Review(s) 5.0
15	Wilson County Chiropractic	Chiropractors	7.42 mi	(615) 449-6700	1 Review(s) 5.0
16	Newman Dental Associates	Oral Surgeons	7.44 mi	(615) 470-8550	2 Review(s) 5.0
17	Johnson Bruce L DDS	Oral Surgeons	7.51 mi	(615) 444-0065	1 Review(s) 5.0
18	Benson Orthodontics	Oral Surgeons	7.59 mi	(615) 449-0895	1 Review(s) 5.0
19	Kids Care Walk-in Urgent Care Clinic	Pediatricians	7.75 mi	(615) 453-1252	3 Review(s) 3.5
20	Lebanon Dental Excellence	General Dentistry	7.78 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	3.89 mi	(615) 444-5208	4.0	3.0
2	Sam Houston Elementary School	PK-5 Public	5.96 mi	(615) 444-7494	6.0	4.0
3	Tuckers Cross Roads	K-8 Public	6.36 mi	(615) 444-3956	4.0	3.0
4	Castle Heights Elementary School	PK-5 Public	6.44 mi	(615) 444-2483	5.0	3.0
5	Walter J. Baird Middle School	6-8 Public	6.52 mi	(615) 444-2190	7.0	4.0
6	Coles Ferry Elementary School	PK-5 Public	6.71 mi	(615) 443-1946	6.0	4.0
7	Youth Emergency Services	8-12 Private	7.05 mi	(615) 898-0051	N/A	N/A
8	Wilson Co Adult High School	9-12 Public	7.25 mi	(615) 443-7199	N/A	N/A
9	The Cedars Preparatory Academy	PK-4 Private	7.35 mi	(615) 257-1394	N/A	5.0
10	Friendship Christian School	PK-12 Private	7.41 mi	(615) 449-1573	N/A	3.0
11	Trousdale Co Elementary School	PK-5 Public	7.87 mi	(615) 374-3752	8.0	3.0
12	Jim Satterfield Middle School	6-8 Public	7.87 mi	(615) 374-2748	7.0	5.0
13	Byars Dowdy Elementary School	PK-5 Public	8.28 mi	(615) 444-6651	6.0	4.0
14	Covenant Life School	PK-6 Private	8.35 mi	Array	N/A	N/A
15	Trousdale Co High School	9-12 Public	8.35 mi	(615) 374-2201	8.0	4.0
16	Winfree Bryant Middle School	6-8 Public	8.57 mi	(615) 449-4560	5.0	N/A
17	Lebanon High School	9-12 Public	8.85 mi	(615) 444-9610	5.0	3.0
18	Southside Elementary School	PK-8 Public	8.86 mi	(615) 444-6330	6.0	4.0
19	Union Heights Elementary School	K-8 Public	8.88 mi	(615) 735-1975	4.0	4.0
20	McClain Christian Academy	PK-10 Private	9.15 mi	(615) 444-2678	N/A	5.0

## Area Attractions / Things to Do 20+

#	Name	Type	Distance	Phone	Rating
1	Lynx Kayak Rental	Rafting/Kayaking	3.03 mi	(615) 712-1110	1 Review(s) 5.0
2	Lazy Day Horse Farm	Horse Boarding	3.61 mi	(615) 403-7528	1 Review(s) 5.0
3	Jimmy Floyd Family Life Center	Fitness & Instruction	6.83 mi	(615) 453-4545	4 Review(s) 3.5
4	Guardian MMA Lebanon	Brazilian Jiu-jitsu	6.98 mi	(615) 506-0428	1 Review(s) 5.0
5	Wilkie's Outfitters	Rafting/Kayaking	6.99 mi	(615) 784-4179	1 Review(s) 5.0
6	The Dancing Lights Of Christmas	Kids Activities	7 mi		13 Review(s) 3.0
7	Pro Bowling Center	Bowling	7.03 mi	(615) 449-3898	6 Review(s) 3.5
8	Profectus Jiu-jitsu Lebanon	Brazilian Jiu-jitsu	7.2 mi	(804) 305-2321	1 Review(s) 5.0
9	Maple Hill Road Driving Range	Golf	7.23 mi	(615) 444-4833	2 Review(s) 2.5
10	Don Fox Park	Parks	7.32 mi	(615) 449-0303	10 Review(s) 4.0
11	The Gun Room	Sporting Goods	7.53 mi	(615) 453-6030	6 Review(s) 5.0
12	Planet Fitness	Gyms	7.75 mi	(615) 994-6905	2 Review(s) 3.0
13	Julia's Body Shop	Trainers	8.07 mi	(615) 828-5385	2 Review(s) 5.0
14	Premier Martial Arts	Martial Arts	8.21 mi	(615) 443-4783	1 Review(s) 5.0
15	Pro Pools	Swimming Pools	8.35 mi	(888) 352-7582	14 Review(s) 1.5
16	Lebanon CrossFit	Interval Training Gyms	8.49 mi	(615) 390-4031	2 Review(s) 5.0
17	World Classic Martial Arts	Martial Arts	8.57 mi	(615) 547-9606	1 Review(s) 5.0
18	Sellars State Farm Archaeological Area	Parks	8.59 mi		1 Review(s) 3.0
19	Sports Village Fitness	Gyms	8.83 mi	(615) 449-0031	10 Review(s) 4.0
20	Young's Performance Skis & Cycles	Jet Skis	9.2 mi	(615) 449-2373	1 Review(s) 1.0

## Area Shopping 20+

#	Name	Type	Distance	Phone	Rating
1	Arnold's Safe & Lock	Keys & Locksmiths	3.79 mi	(615) 286-5625	1 Review(s) 5.0
2	Drejack Hemp Farm	Cosmetics & Beauty Supply	4.41 mi	(615) 802-7686	1 Review(s) 5.0
3	Pratt Orchard and Garden Center	Nurseries & Gardening	6.22 mi	(615) 444-7742	1 Review(s) 4.0
4	Lebanon Distributing	Building Supplies	6.41 mi	(615) 444-7060	1 Review(s) 5.0
5	Ferguson Plumbing Supply	Kitchen & Bath	6.5 mi	(615) 444-7681	1 Review(s) 5.0
6	The Tobacco Shoppe	Tobacco Shops	6.5 mi	(615) 449-2982	1 Review(s) 5.0
7	The Western Look	Shoe Stores	6.51 mi	(615) 547-7159	3 Review(s) 5.0
8	iBROKEIT	Mobile Phone Repair	6.75 mi	(615) 547-9504	4 Review(s) 4.0
9	Haven House Thrift Shop	Thrift Stores	6.77 mi	(615) 965-2706	3 Review(s) 3.5
10	Gimme A \$5	Discount Store	6.81 mi	(615) 547-6005	5 Review(s) 3.0
11	DT's Used Appliances	Appliances	6.83 mi	(615) 470-3070	1 Review(s) 5.0
12	S S Graham Floral	Florists	6.86 mi	(615) 443-3366	2 Review(s) 5.0

13	Sunshine Flowers & Gifts	Florists	6.89 mi	(615) 444-4038	4 Review(s)	1.0
14	Bloem Kind Boutique	Women's Clothing	6.95 mi	(615) 270-0360	2 Review(s)	4.5
15	Gardens On Main	Nurseries & Gardening	6.96 mi	(615) 547-4900	4 Review(s)	2.0
16	Family Eye Med	Optometrists	6.99 mi	(615) 449-0541	5 Review(s)	3.5
17	Needful Things	Antiques	6.99 mi	(615) 547-6364	1 Review(s)	5.0
18	Wilkie's Outfitters	Rafting/Kayaking	6.99 mi	(615) 784-4179	1 Review(s)	5.0
19	Downtown Antique Mall	Antiques	6.99 mi	(615) 444-4966	3 Review(s)	4.5
20	Butter Churn	Antiques	6.99 mi		3 Review(s)	4.0