

6547 SE Tater Peeler Rd

Lebanon, TN 37087

SOLD!

Auction
07/10/2021 10:00 am

**ABSOLUTE
AUCTION**

**Saturday
July 10, 2021
10:00 AM**

6547 S.E. TATER PEELER ROAD, LEBANON, TN 37087
 Directions: From I-40, take Exit-238, travel toward Murfreesboro - US-2315 / Murfreesboro Road, 11 miles, turn left on Stumpy Lane, 7 mile, turn right on S.E. Tater Peeler Road, 4 miles to property. Watch for signs!!

**114+ PRIME ACRES - SELLING IN 3 TRACTS
BRICK RANCH HOUSE • IN-LAW SUITE
PRIME LOCATION - CONVENIENT TO I-40 & SR-840**






**BEAUTIFUL OPEN & WOODED LAND LAYS LEVEL TO ROLLING
UTILITY WATER - SOILS TESTED - SEPTIC APPROVED**

114+ Quiet Country Acres Selling In 3 Tracts

Tract 1: 57.08 acres, combination of open fields, pasture land and wooded areas. Qualifies for Greenbelt.
Tract 2: 8.36 acres with brick ranch house with in-law suite. Home features 3 bedrooms, 2.5 baths, den with fireplace, kitchen with granite counter tops, cook top and wall oven. In-law suite has open concept kitchen & living room, 1 bedroom, 1 bath and laundry room. Fenced yard, workshop with 3 bay garage, 3 bay pavilion and 4 car carport.
Tract 3: 49.06 acres, combination of open fields, rolling pasture and wooded areas. Qualifies for Greenbelt.

Call Neal Oakley at 615-308-2992 For Further Information

Estate of Bobby and Jennie Taylor

FINANCING: Available through Wilson Bank & Trust - Orndel Sampson - 615-444-2285; or Southern Bank of Tennessee - Chris Crowell - 615-444-3700; or Liberty State Bank - David Penner - 615-444-4366; or contact lender of your choice to prequalify prior to sale.
 CDD: 10. We strongly encourage the buyer to show at CDD, perform due diligence. You agree to pay Agee & Johnson Realty & Auction, Inc. for the cost of the CDD. If you do not show at CDD, you agree to pay Agee & Johnson Realty & Auction, Inc. for the cost of the CDD.
 SALE: Cash, Title Pay 2% non-refundable deposit and 3% purchase money mortgage. Balance due upon delivery of deed.
 T&E: Seller will handle attorney fees, records, 20% agent fees, plus commission with open.
 INSURE: THE BUYER MUST OBTAIN TITLE AND ALL NECESSARY INSURANCE. SUBJECT TO ALL APPLICABLE LAWS AND REGULATIONS.
 ALL INFORMATION IS MADE OFF OF SALE AND PRESENCE. OUR PRESENTATION IS FOR INFORMATION ONLY AND IS NOT TO BE RELIED UPON. SEE THE PROPERTY FOR YOURSELF. See Photo Author - Lister #2292



AGEE & JOHNSON
REALTY AND AUCTION, INC.
YOUR COMMUNITY'S TRUSTED
REALTY AND AUCTION COMPANY

615.444.0909
www.AgeeAndJohnson.com

Listed By (Agent):

Neal Oakley

Phone (Office): 615-444-0909

Phone (Cell): 615-308-2992

Email: oakleyn@realtracs.com



ABSOLUTE AUCTION

SATURDAY JULY 10, 2021

Located 6547 SE Tater Peeler Rd • Lebanon, TN 37087

DIRECTIONS:

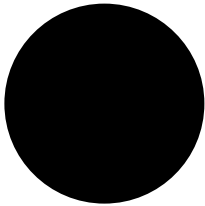
From I-40, take Exit-238, travel toward Murfreesboro - US-231S / Murfreesboro Road, 1.1 miles, turn left on Stumpy Lane, .7 mile, turn right on S.E. Tater Peeler Road, 4 miles to property . Watch for signs!!!

114+ PRIME ACRES • SELLING IN 3 TRACTS

BRICK RANCH HOUSE • IN LAW SUITE

PRIME LOCATION

CONVENTION TO I40 & SR840



114+ Quiet Country Acres Selling In 3 Tracts

Tract 1:

57.08 acres, combination of open fields, pasture land and wooded areas. Qualifies for Greenbelt. Soils tested and septic approved.

Tract 2:

8.36 acres with brick ranch house with in-law suite. Home features 3 bedrooms, 2.5 baths, den with fireplace, kitchen with granite counter tops, cook top and wall oven. In-law suite has open concept kitchen & living room, 1 bedroom, 1 bath and laundry room. Fenced yard, workshop with 3 bay garage, 3 bay pavilion and 4 car carport.

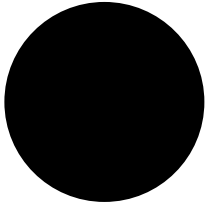
Tract 3:

49.08 acres, combination of open fields, rolling pasture and wooded areas. Qualifies for Greenbelt. Soils tested and septic approved.

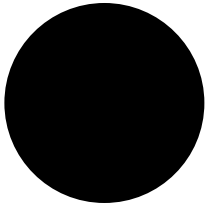
ROOM TO ROAM! WIDE OPEN SPACES

Video

<https://youtu.be/o8ZJPR6pihA>



Call Neal Oakley at 615-308-2992 For Further Information
Estate of Bobby and Jennie Taylor



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.

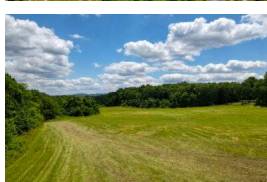
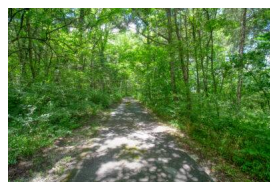
Jay White, Principal Auctioneer - License #2309



Contact **Agee & Johnson** Today!

Auction Date	2021-07-10
Buyer's Agent Comp.	Call for Details
Address Street	6547 SE Tater Peeler Rd
Address City	Lebanon
Address State	TN
Address Zipcode	37087
County	Wilson
Property Type	Residential
Property Status	Listed / Active

Auction Highlights	Beautiful Rolling Acres, Pasture Land and Treed Acreage Selling in 3 Tracts. Brick Home with In Law Suite. A Must See! Absolute Auction Saturday July 10, 2021 @ 10am. 6547 SE Tater Peeler Rd, Lebanon TN.
Auction Time Start	10:00 am
Auction Type	absolute
Is Home	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	Sonic Drive-In	Fast Food	4.4 mi	(615) 547-0070	11 Review(s) 1.5
2	City Limits Cafe	American (Traditional)	4.51 mi	(615) 886-0984	29 Review(s) 4.0
3	Subway	Sandwiches	4.62 mi	(615) 453-8991	1 Review(s) 2.0
4	Dairy Queen	Fast Food	4.63 mi	(615) 453-8991	3 Review(s) 3.0
5	Jalisco Mexican Restaurant	Mexican	4.7 mi	(615) 449-2299	13 Review(s) 3.5
6	Taco Bell	Fast Food	4.72 mi	(615) 449-4858	13 Review(s) 2.5
7	O'Charley's Restaurant & Bar	American (Traditional)	4.75 mi	(615) 453-1185	51 Review(s) 3.0
8	Helenbak Bar & Grill	Bars	4.8 mi	(615) 784-4678	1 Review(s) 5.0
9	Logan's Roadhouse	American (Traditional)	4.82 mi	(615) 453-7007	52 Review(s) 2.5
10	Uncle Petes Home Cooking	American (Traditional)	4.84 mi	(615) 449-0030	34 Review(s) 4.0
11	Four Winds Restaurant	Burgers	4.84 mi	(615) 449-9909	3 Review(s) 3.5
12	Waffle House	Breakfast & Brunch	4.93 mi	(615) 449-2459	18 Review(s) 2.0
13	Pizza Hut	Pizza	4.95 mi	(615) 444-1786	15 Review(s) 2.0
14	Los Compadres	Mexican	4.97 mi	(615) 444-3737	86 Review(s) 3.5
15	Arby's	Fast Food	4.97 mi	(615) 449-0077	11 Review(s) 2.0
16	Shoney's Restaurant	American (Traditional)	4.99 mi	(615) 444-2447	25 Review(s) 3.0
17	El Molino Mexican Restarurant	Mexican	5 mi	(615) 449-9300	55 Review(s) 3.5
18	Wendy's	Fast Food	5.03 mi	(615) 444-9709	14 Review(s) 2.0
19	McDonald's	Fast Food	5.13 mi	(615) 449-3299	13 Review(s) 2.0
20	KFC	Fast Food	5.14 mi	(615) 449-0971	14 Review(s) 2.5

Area Grocery 20+

#	Name	Type	Distance	Phone	Rating
1	ALDI	Grocery	5.28 mi	(855) 955-2534	3 Review(s) 4.5
2	Walmart Supercenter	Department Stores	5.36 mi	(615) 444-0471	21 Review(s) 2.0
3	La Tienda Hispana	Grocery	6.21 mi	(615) 444-9859	7 Review(s) 4.5
4	Kroger	Grocery	7.54 mi	(615) 449-4631	6 Review(s) 3.5
5	Al's Foodland	Grocery	7.59 mi	(615) 449-8293	1 Review(s) 5.0
6	Three Forks Marketplace	Grocery	7.99 mi	(615) 237-9777	3 Review(s) 2.5
7	Publix Super Markets	Grocery	8.44 mi	(615) 444-2581	9 Review(s) 3.0
8	H. G. Hill's Grocery Store	Grocery	10.7 mi		1 Review(s) 1.0

9	Cook's Star Market	Grocery	13.65 mi	(615) 444-9992	1 Review(s) 5.0
10	Publix	Grocery	13.67 mi	(615) 773-0250	6 Review(s) 4.5
11	Kroger	Grocery	13.7 mi	(615) 758-3300	13 Review(s) 4.0
12	ALDI	Grocery	13.9 mi	(855) 955-2534	3 Review(s) 4.5
13	Walmart Supercenter	Grocery	14.39 mi	(615) 758-1121	9 Review(s) 3.0
14	96 Food Mart	Grocery	14.9 mi	(615) 893-7070	2 Review(s) 2.0
15	Food Lion	Grocery	15.31 mi	(615) 355-6901	1 Review(s) 5.0
16	Publix	Grocery	15.38 mi	(615) 849-6254	10 Review(s) 4.0
17	Houston Meat & Produce	Grocery	15.41 mi	(615) 758-7226	29 Review(s) 4.5
18	Kroger	Grocery	15.57 mi	(615) 773-8700	5 Review(s) 3.0
19	Publix Super Markets	Grocery	15.66 mi	(615) 758-4200	15 Review(s) 4.0
20	Publix Super Markets	Grocery	15.66 mi	(615) 758-9830	2 Review(s) 5.0

Area Health / Medical 20+

#	Name	Type	Distance	Phone	Rating
1	Anycare 24	Medical Centers	5.19 mi	(615) 444-2121	3 Review(s) 3.5
2	Hughston Clinic Orthopaedics	Orthopedists	5.22 mi	(615) 547-6700	2 Review(s) 1.0
3	Kearny Kathleen R MD	Cardiologists	5.22 mi	(615) 449-6868	1 Review(s) 5.0
4	Tate MediSpa	Medical Spas	5.23 mi	(615) 444-1173	3 Review(s) 3.5
5	Mathews Jeffrey MD Facs	Surgeons	5.24 mi	(615) 443-1599	1 Review(s) 1.0
6	Tennessee Orthopedics	Orthopedists	5.27 mi	(615) 449-0990	1 Review(s) 5.0
7	Pediatric Dentistry - Lebanon	Pediatric Dentists	5.32 mi	(615) 545-1812	1 Review(s) 4.0
8	Cumberland Skin	Dermatologists	5.34 mi	(615) 449-5771	12 Review(s) 3.0
9	Walmart Pharmacy	Pharmacy	5.36 mi	(615) 449-0611	1 Review(s) 1.0
10	Aspen Dental	General Dentistry	5.49 mi	(615) 444-5447	3 Review(s) 1.0
11	Jocelyne Miller, MD	Gastroenterologist	5.7 mi	(615) 885-1093	1 Review(s) 5.0
12	Children's Clinic East	Pediatricians	5.71 mi	(615) 466-9770	3 Review(s) 2.5
13	MidTenn Primary Care	Walk-in Clinics	5.74 mi	(615) 547-6699	1 Review(s) 5.0
14	Newman Dental Associates	Oral Surgeons	5.98 mi	(615) 470-8550	2 Review(s) 5.0
15	Healthy Bones Chiropractic	Chiropractors	6.4 mi	(615) 549-8070	2 Review(s) 5.0
16	The Massage Collection	Reflexology	6.45 mi	(615) 443-1974	1 Review(s) 5.0
17	Tennessee Family Dental - Lebanon	Cosmetic Dentists	6.54 mi	(615) 444-3185	4 Review(s) 5.0
18	Hardin Family Chiropractic	Chiropractors	6.59 mi	(615) 443-1000	1 Review(s) 5.0
19	Gallaher John OD	Optometrists	6.62 mi	(615) 444-9111	1 Review(s) 5.0
20	Gallaher EyeCare	Optometrists	6.62 mi	(615) 444-9111	1 Review(s) 5.0

Area Schools / Education 20+

#	Name	Type	Distance	Phone	GS Rating	Parent Rating
1	Advocate @ Y.E.S.	7-11 Private	2.82 mi	(615) 444-1819	N/A	N/A
2	Tennessee Virtual On-Line School	K-12 Public	4.02 mi	(615) 443-2681 x2	5.0	N/A
3	Southside Elementary School	PK-8 Public	5.08 mi	(615) 444-6330	6.0	4.0
4	McClain Christian Academy	PK-10 Private	5.41 mi	(615) 444-2678	N/A	5.0
5	Youth Emergency Services	8-12 Private	5.92 mi	(615) 898-0051	N/A	N/A
6	Wilson Co Adult High School	9-12 Public	5.93 mi	(615) 443-7199	N/A	N/A
7	Winfree Bryant Middle School	6-8 Public	6.48 mi	(615) 449-4560	5.0	N/A
8	The Cedars Preparatory Academy	PK-4 Private	6.64 mi	(615) 257-1394	N/A	5.0
9	Byars Dowdy Elementary School	PK-5 Public	6.69 mi	(615) 444-6651	6.0	4.0
10	Wilson Central High School	9-12 Public	6.91 mi	(615) 453-4600	8.0	4.0
11	Covenant Life School	PK-6 Private	6.96 mi	Array	N/A	N/A
12	Lebanon High School	9-12 Public	7.08 mi	(615) 444-9610	5.0	3.0
13	Coles Ferry Elementary School	PK-5 Public	7.21 mi	(615) 443-1946	6.0	4.0
14	Watertown Elementary School	K-8 Public	7.34 mi	(615) 237-3821	6.0	3.0
15	Walter J. Baird Middle School	6-8 Public	7.46 mi	(615) 444-2190	7.0	4.0
16	Watertown Middle School	6-8 Public	7.54 mi	(615) 237-4000	4.0	N/A
17	Sam Houston Elementary School	PK-5 Public	7.66 mi	(615) 444-7494	6.0	4.0
18	Castle Heights Elementary School	PK-5 Public	7.78 mi	(615) 444-2483	5.0	3.0
19	Tuckers Cross Roads	K-8 Public	8.06 mi	(615) 444-3956	4.0	3.0
20	Gladeville Elementary School	PK-5 Public	8.15 mi	(615) 444-5694	5.0	3.0

Area Attractions / Things to Do 20+

#	Name	Type	Distance	Phone	Rating
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1	Cedars of Lebanon State Park Swimming Pool	Swimming Pools	3.57 mi	(615) 444-9797	5 Review(s) 4.5
2	Cedars Of Lebanon State Park	Parks	3.58 mi	(615) 443-2769	39 Review(s) 4.0
3	Sellars State Farm Archaeological Area	Parks	3.87 mi		1 Review(s) 3.0
4	Anytime Fitness	Gyms	4.21 mi	(615) 547-4736	7 Review(s) 4.5
5	The Gun Room	Sporting Goods	5.18 mi	(615) 453-6030	6 Review(s) 5.0
6	The Dancing Lights Of Christmas	Kids Activities	5.72 mi		13 Review(s) 3.0
7	Profectus Jiu-jitsu Lebanon	Brazilian Jiu-jitsu	6.32 mi	(804) 305-2321	1 Review(s) 5.0
8	Wilkie's Outfitters	Rafting/Kayaking	6.49 mi	(615) 784-4179	1 Review(s) 5.0
9	Guardian MMA Lebanon	Brazilian Jiu-jitsu	6.93 mi	(615) 506-0428	1 Review(s) 5.0
10	Pro Bowling Center	Bowling	7.05 mi	(615) 449-3898	6 Review(s) 3.5
11	Planet Fitness	Gyms	7.16 mi	(615) 994-6905	2 Review(s) 3.0
12	Jimmy Floyd Family Life Center	Fitness & Instruction	7.18 mi	(615) 453-4545	4 Review(s) 3.5
13	Don Fox Park	Parks	7.4 mi	(615) 449-0303	10 Review(s) 4.0
14	Julia's Body Shop	Trainers	7.55 mi	(615) 828-5385	2 Review(s) 5.0
15	Pro Pools	Swimming Pools	7.83 mi	(888) 352-7582	15 Review(s) 1.5
16	Premier Martial Arts	Martial Arts	7.9 mi	(615) 443-4783	1 Review(s) 5.0
17	World Classic Martial Arts	Martial Arts	8.19 mi	(615) 547-9606	1 Review(s) 5.0
18	Lebanon CrossFit	Interval Training Gyms	8.19 mi	(615) 390-4031	2 Review(s) 5.0
19	Sports Village Fitness	Gyms	8.65 mi	(615) 449-0031	10 Review(s) 4.0
20	Body Kneads	Skin Care	9.49 mi	(615) 449-7880	20 Review(s) 4.5

Area Shopping 20+

#	Name	Type	Distance	Phone	Rating
1	Lebanon Vacuum & Sewing Center	Fabric Stores	3.23 mi	(615) 443-7644	3 Review(s) 3.5
2	Dollar General	Department Stores	3.39 mi	(615) 257-0195	2 Review(s) 3.5
3	Country Store Quilt Shop	Fabric Stores	3.45 mi	(615) 444-4228	1 Review(s) 4.0
4	Parkland Flea Market	Flea Markets	3.71 mi	(615) 449-6050	4 Review(s) 3.5
5	Nana's Plant Farm	Nurseries & Gardening	3.85 mi	(615) 444-8733	3 Review(s) 4.5
6	Norene General Store	Department Stores	4.39 mi	(615) 286-2229	3 Review(s) 4.5
7	The White Room	Bridal	4.54 mi	(615) 449-9756	23 Review(s) 4.0
8	Wilson Leather	Leather Goods	4.62 mi	(615) 453-0790	2 Review(s) 4.5
9	Kian Toys	Toy Stores	4.62 mi	(615) 449-2440	3 Review(s) 1.5
10	Samsonite Outlet	Luggage	4.62 mi	(615) 444-5311	1 Review(s) 1.0
11	Urban Threadz	Men's Clothing	4.64 mi	(615) 965-2380	1 Review(s) 5.0
12	Famous Footwear Outlet	Shoe Stores	4.64 mi	(615) 994-3056	2 Review(s) 4.0
13	Gymboree	Children's Clothing	4.68 mi	(615) 449-9340	2 Review(s) 3.5
14	Gap Factory	Men's Clothing	4.68 mi	(740) 948-9287	2 Review(s) 3.5
15	Carter's Babies & Kids	Accessories	4.72 mi	(615) 453-5392	2 Review(s) 4.5
16	Earhart Landscape Supplies	Landscaping	4.73 mi	(615) 681-4835	3 Review(s) 5.0
17	Polo Ralph Lauren Factory Store	Outlet Stores	4.73 mi	(615) 444-0215	5 Review(s) 4.0
18	Talbots Outlet	Accessories	4.74 mi	(615) 257-2414	1 Review(s) 4.0
19	The Children's Place	Children's Clothing	4.74 mi	(615) 443-2820	1 Review(s) 1.0
20	Van Heusen	Outlet Stores	4.74 mi	(615) 443-2954	2 Review(s) 4.5