

1285 Sugar Flat Rd

Lebanon, TN 37087

SOLD!

Auction
07/24/2021 10:00 am

ABSOLUTE AUCTION Saturday July 24, 2021 10:00 AM

1285 SUGAR FLAT ROAD, LEBANON, TN 37087

Directions: From Lebanon Square, take East Main Street, 8 mile, turn right on East Baddock Parkway, 433 feet, turn left on TN-141/Trousdale Ferry Pike, 4.1 miles, turn left on Sugar Flat Road, 1.3 miles, property on right. Watch for signs!!!

82 ACRES - BRICK HOME - BARN
SELLING IN 6 TRACTS - TUCKERS CROSSROADS COMMUNITY



All Tracts Front Sugar Flat Road

Tract 1: Brick home with full basement, 3 bedrooms, 1 bath, kitchen with built in cabinets, den, hardwood floors, central heat and air (natural gas), large front porch, covered patio, 2-car carport, detached work shop (approximately 30x50). All this situated on a beautiful .93 acre lot with mature trees, makes for a park like setting.

Tract 2: 9.40 acres with 7 stall barn, 125 ft. road frontage.

Tract 3: 5.64 acres, 51 ft. road frontage.

Tract 4: 2.87 acres, 166 ft. road frontage.

Tract 5: 6.68 acres, 116 ft. road frontage.

Tract 6: 57.33 acres, Panoramic Hilltop View, balance of open field & woods, "hunting cabin", creek, 100 ft. road frontage.

POLARIS RANGER - TOOLS - FURNITURE - ANTIQUES - AND MORE

Selling For Cash or Good Check. Sale Date
FURNITURE, ANTIQUES, MISC.: Quilt Rack - Oak S&B Table-antique - Quilts, Blankets, Towels, Linens - Cherry 3-pc. Bedroom Set - Langerberger Baskets - Howard Miller Clock - Electric & Oil Lamp - Ceramic Dishes - Oak Chair Cabinet-antique - Cedar Chest - Steno - One Drawer Side Table - Oak Gun Cabinet - Rocker - Crook - Lift Chair - Leather Loveseat & Chair - Recliner - Panasonic Flat Screen 48" TV - Panasonic DVD Player - Corner Oak China Cabinet - Old Wall Telephone - Old Wall Clock - Oak Table w/4 chairs - Kitchen Houser Cabinet-Refinished Antiques - Side Table - Wood Calendar - Patio Table & Chairs - Straight Chair - Patio Couch & Chair - TV Stand - Patio Umbrella - Fostoria Glasses Punch Cups - Pitchers Dessert Plates-Sherberts - Blue fruit jars - Set of China Dogwood Pattern - Clear Glassware - Prism Candle Holder - Canister sets - Pink & Green Depression - Cast iron skillet - Pots & Pans - Decorative Plates - Cookbooks - Coca Cola Puzzle Pictures - 1947 Roger Bros Silver Plated Springme Pattern with Chest - Whirlpool Front load dryer - Maytag Commercial technology top load washer - Metal Desk - Frigidaire freezer chest - Large cedar chest - Church pew - Wall Items - Calendar - (10/21) - Old Kitchen Cabinets - Christmas Decorations - 42 Luster - Caine - Silver Collins-Kennedy Hales-Wheat Pennies-Silver Cents - Wooden Cider - 2 ceramic Klins-Olympic-Model 283/Olympic-Model 1827 - Childs rocking chair - Antique trunk - Small chest freezer - Cedar blanket chest

POLARIS RANGER, TOOLS: Polaris Ranger XP 800 AWD approx 400 hours - Kobalt miter saw - Craftsman 12" planer - Craftsman 20" scroll saw - Craftsman 1" belt sander - Craftsman 15" drill press - Craftsman 12" band saw - Chicago drill press - Ryobi 10" table saw - Weed eater - Gas Blower - Shih FS 76 weed eater - Coleman generator - 200 amp battery charger - 2 Live traps - Saw horses - 55 Gal metal drum - Misc lawn tools - Wooden step ladder - Small floor jack - Craftsman top & bottom tool chest - Shop Vac - Simpson 3400 Pressure Washer ree - Misc hand tools - Log Chains - Router table w/ router - 6 amp batter charger - Air tank

Call Clay Sanders at 615-504-3568 For Further Information
FINANCING: Available through Wilson Bank & Trust - Daniel Sampson - 615-444-2885; or Southern Bank of Tennessee - Chris Crowell - 615-444-3700; or Liberty State Bank - David Pevant - 615-444-4166; or contact lender of your choice to prequalify prior to sale.
CALL TODAY! ASK FOR CLAY SANDERS OR DANIEL SAMPSON. You agree to list Agee & Johnson Realty & Auction, Inc. as the exclusive listing agent.
S&B, L&L, TRIPLE, P&P, 24 hr. live internet auction and live, first come first served. Bidder pays per delivery of item.
TITLE: Sale will fund a primary deed (except 2021 property taxes, per agreement with state).
THERE ARE NO ENCUMBRANCES TO MAKE ANY AND ALL IMPROVEMENTS TO BE DONE PRIOR TO SALE DATE. BILLING: 10-01.
ALL ANNOUNCEMENTS MADE OUT OF SALES ARE PRECEDENCE OVER PREVIOUS ADVERTISING. ALL INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED. Jay White, Principal Auctioneer - License #2920



615.444.0909
www.AgeeAndJohnson.com

Listed By (Agent):

Clay Sanders

Phone (Office): 615-444-0909

Phone (Cell): 615-504-3568

Email: claysanders11@gmail.com



ABSOLUTE AUCTION

SATURDAY JULY 24, 2021

Located 1285 Sugar Flat Rd • Lebanon, TN 37087

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Tract 4:

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Tract 5:

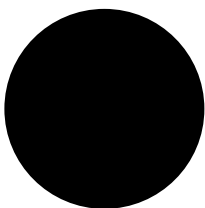
6.68 acres, 116 ft. road frontage.

Tract 6:

57.33 acres, *Panoramic Hilltop View*, balance of open field & woods, âhunting cabinâ, creek, 100 ft. road frontage.

Truck Tour Video:

<https://youtu.be/nX41Hbyu214>



FURNITURE, ANTIQUES, MISC.:

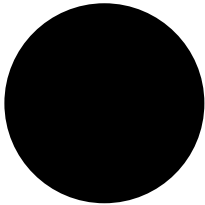
Quilt Rack • Oak Side Table-antique • Quilts, Blankets, Towels, Linens • Cherry 3 pc. Bedroom Suit •

Longerberger Baskets • Howard Miller Clock • Electric & Oil Lamps • Ceramic Dolls • Oak China Cabinet-antique • Cedar Chest • Stereo • One Drawer Side Table • Oak Gun Cabinet • Rocker • Crock • Lift Chair • Leather Loveseat & Chair • Recliner • Panasonic Flat Screen 48' TV • Panasonic DVD Player • Corner Oak China Cabinet • Old Wall Telephone • Old Wall Clock • Oak Table w/4 chairs • Kitchen Hoosier Cabinet-Refinished Antique • Side Table • Wood Calendar • Patio Table & Chairs • Straight Chairs • Patio Couch & Chair • TV Stand • Patio Umbrella • Fostoria Glasses Punch Cups • Pitchers Dessert Plates Sherberts • Blue fruit jars • Set of China-Dogwood Pattern • Clear Glassware • Prism Candle Holder • Canister sets • Pink & Green Depression • Cast iron skillet • Pots & Pans • Decorative Plates • Cookbooks • Coca Cola Puzzle Pictures • 1847 Roger Bros Silver Plated-Springtime Pattern with Chest • Whirlpool Front load dryer • Maytag Commercial technology top load washer • Metal Desk • Frigidaire freezer chest • Large cedar chest • Church pew • Kraft Items • Ceramics • Kilts(2) • Old Kitchen Cabinets • Christmas Decorations • #2 tubs • Coins-Silver Dollars-Kennedy Halves-Wheat Pennies-Silver Cert. • Wooden Glider • 2 ceramic Kilns-Olympic-Model 283/Olympic Model 1827 • Childs rocking chair • Antique trunk • Small chest freezer • Cedar blanket chest

POLARIS RANGER, TOOLS.:

Polaris Ranger XP 800 AWD approx 400 hours • Kobalt miter saw • Craftsman 12" planer • Craftsman 20" scroll saw • Craftsman 1" belt sander • Craftsman 15" drill press • Craftsman 12" band saw • Chicago drill press • Ryobi 10" table saw • Weed eater • Gas Blower • Stihl FS 76 weed eater • Coleman generator • 200 amp battery charger • 2 Live traps • Saw horses • 55 Gal metal drum • Misc lawn tools • Wooden step ladder • Small floor jack • Craftsman top & bottom tool chest • Shop Vac • Simpson 3400 Pressure Washer-new • Misc hand tools • Log Chains • Router table w/ router • 6 amp batter charger • Air tank

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Estate of Betty Gibbs



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

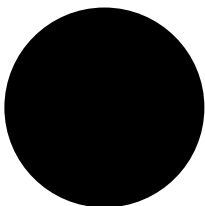
SALE DATE TERMS: Pay 20% non-refundable deposit and sign purchase contract. Balance due upon delivery of deed.

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".

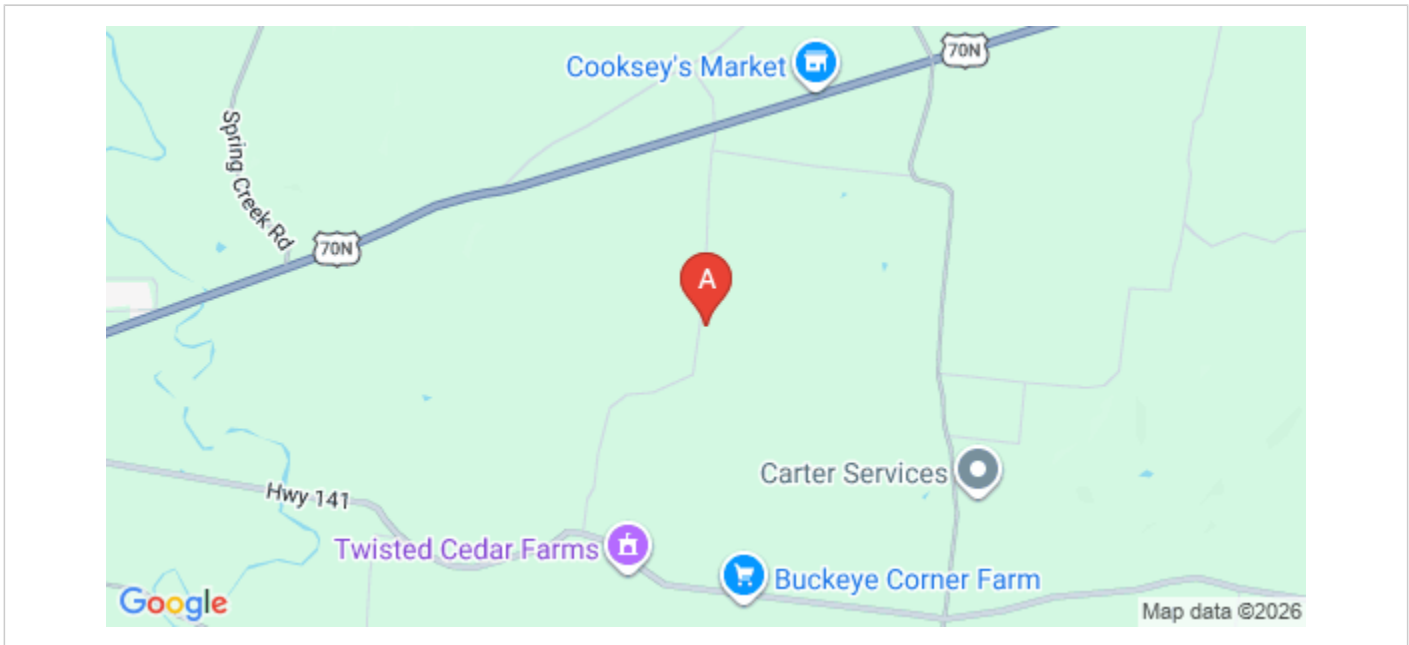
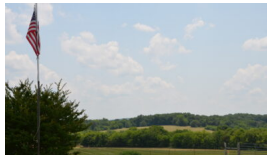
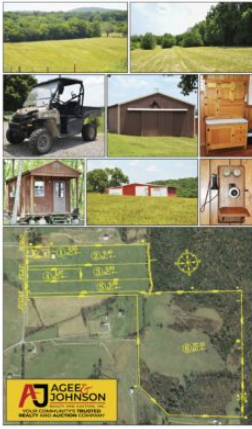
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Jay White, Principal Auctioneer - License #2309



Contact **Agee & Johnson** Today!

Auction Date	2021-07-24
Buyer's Agent Comp.	Call for Details
Address Street	1285 Sugar Flat Rd
Address City	Lebanon
Address State	TN
Address Zipcode	37087
County	wilson
Property Status	Listed / Active
Auction Highlights	82 Acres • Brick Home • Barn • Selling in 6 Tracts Saturday July 24, 2021 starting at 10am • Absolute Auction
Auction Time Start	10:00 am
Auction Type	absolute
Is Home	yes




Local & Nearby Area Resources / Businesses

 Restaurants: 20+

 Health / Medical: 20+

 Shopping: 20+

 Grocery: 20+

 Attractions / Things to Do: 20+

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

Area Restaurants 20+

#	Name	Type	Distance	Phone	Rating
1	AJ's Bar & Grill	Bars	4.45 mi	(615) 547-4800	1 Review(s) 4.0
2	Four Winds Restaurant	Burgers	4.63 mi	(615) 449-9909	3 Review(s) 3.5
3	Jalisco Mexican Restaurant	Mexican	4.67 mi	(615) 449-2299	14 Review(s) 3.5
4	Uncle Petes Home Cooking	American (Traditional)	4.69 mi	(615) 449-0030	35 Review(s) 4.0
5	Subway	Sandwiches	4.74 mi	(615) 965-2420	2 Review(s) 2.5
6	Carniceria y Taqueria Jalisco 2	Mexican	4.74 mi	(615) 547-9283	1 Review(s) 5.0
7	Smack Middle Eastern Restaurant	Middle Eastern	4.74 mi	(615) 444-5200	1 Review(s) 1.0
8	New Moon BBQ	Barbeque	4.78 mi	(615) 444-7920	3 Review(s) 3.5
9	Sunrise Diner	Diners	4.94 mi	(615) 444-3606	1 Review(s) 5.0
10	City Limits Cafe	American (Traditional)	5.06 mi	(615) 886-0984	29 Review(s) 4.0
11	Lil Sista's Soulfood	Soul Food	5.12 mi	(615) 547-4565	6 Review(s) 4.5
12	David's Pizza	Pizza	5.34 mi	(615) 444-8232	24 Review(s) 2.5
13	Subway	Sandwiches	5.36 mi	(615) 453-3823	3 Review(s) 1.0
14	Split Bean Roasting	Coffee & Tea	5.37 mi	(615) 784-4058	41 Review(s) 4.5
15	Town Square Social	American (New)	5.4 mi	(615) 784-4593	129 Review(s) 4.5
16	Burger King	Burgers	5.43 mi	(615) 444-7415	8 Review(s) 1.0
17	Rice Box	Chinese	5.46 mi	(615) 449-9488	30 Review(s) 4.5
18	Belles Little Country Kitchen	Breakfast & Brunch	5.5 mi	(615) 547-6888	13 Review(s) 3.5
19	Voodoo Smokehouse	Barbeque	5.5 mi	(615) 784-4235	92 Review(s) 4.5
20	Al Basha Lounge & Restaurant	Hookah Bars	5.54 mi	(615) 784-4448	21 Review(s) 4.0

Area Grocery 20+

#	Name	Type	Distance	Phone	Rating
1	Al's Foodland	Grocery	5.4 mi	(615) 449-8293	1 Review(s) 5.0
2	La Tienda Hispana	Grocery	5.6 mi	(615) 444-9859	7 Review(s) 4.5
3	Walmart Supercenter	Department Stores	5.68 mi	(615) 444-0471	21 Review(s) 2.0
4	H. G. Hill's Grocery Store	Grocery	5.78 mi		1 Review(s) 1.0
5	ALDI	Grocery	6.09 mi	(855) 955-2534	3 Review(s) 4.5
6	Kroger	Grocery	7.56 mi	(615) 449-4631	6 Review(s) 3.5
7	Publix Super Markets	Grocery	8.38 mi	(615) 444-2581	9 Review(s) 3.0
8	Three Forks Marketplace	Grocery	9.09 mi	(615) 237-9777	3 Review(s) 2.5
9	Piggly Wiggly	Grocery	12.5 mi	(615) 374-0600	1 Review(s) 3.0
10	Stagecoach General Store	Grocery	13.68 mi	(615) 452-0808	1 Review(s) 1.0
11	Quik-N-Easy Deli & Market	Grocery	13.7 mi	(615) 735-1677	1 Review(s) 4.0
12	Walmart Supercenter	Department Stores	14.37 mi	(615) 735-2049	3 Review(s) 2.5
13	Gordonsville Shoprite	Grocery	14.75 mi	(615) 683-3329	1 Review(s) 1.0
14	Publix Super Markets	Grocery	17.84 mi	(615) 758-9830	2 Review(s) 5.0
15	Publix Super Markets	Grocery	17.84 mi	(615) 758-4200	15 Review(s) 4.0
16	Houston Meat & Produce	Grocery	17.85 mi	(615) 758-7226	29 Review(s) 4.5
17	Kroger	Grocery	17.86 mi	(615) 773-8700	5 Review(s) 3.0
18	ALDI	Grocery	17.92 mi	(855) 955-2534	3 Review(s) 4.5
19	Kroger	Grocery	18.08 mi	(615) 758-3300	13 Review(s) 4.0
20	Publix	Grocery	18.16 mi	(615) 773-0250	6 Review(s) 4.5

Area Health / Medical 20+

#	Name	Type	Distance	Phone	Rating
1	MidTenn Primary Care	Walk-in Clinics	4.81 mi	(615) 547-6699	1 Review(s) 5.0
2	Healthy Bones Chiropractic	Chiropractors	5.46 mi	(615) 549-8070	2 Review(s) 5.0
3	Smile Gallery	General Dentistry	5.46 mi	(615) 444-2069	6 Review(s) 3.5
4	Newman Dental Associates	Oral Surgeons	5.55 mi	(615) 470-8550	2 Review(s) 5.0
5	The Massage Collection	Reflexology	5.62 mi	(615) 443-1974	1 Review(s) 5.0
6	Walmart Pharmacy	Pharmacy	5.68 mi	(615) 449-0611	1 Review(s) 1.0

7	Tennessee Family Dental - Lebanon	Cosmetic Dentists	5.76 mi	(615) 444-3185	4 Review(s) 5.0
8	Aspen Dental	General Dentistry	5.84 mi	(615) 444-5447	3 Review(s) 1.0
9	Hardin Family Chiropractic	Chiropractors	5.85 mi	(615) 443-1000	1 Review(s) 5.0
10	Gallaher John OD	Optometrists	5.87 mi	(615) 444-9111	1 Review(s) 5.0
11	Gallaher EyeCare	Optometrists	5.87 mi	(615) 444-9111	1 Review(s) 5.0
12	STAR Physical Therapy	Physical Therapy	5.98 mi	(615) 443-4938	3 Review(s) 3.5
13	Family Eye Med	Optometrists	5.98 mi	(615) 449-0541	5 Review(s) 3.5
14	John M. Pino, OD,PhD	Optometrists	5.98 mi	(615) 449-0541	1 Review(s) 5.0
15	Anycare 24	Medical Centers	6.04 mi	(615) 444-2121	3 Review(s) 3.5
16	Wilson County Chiropractic	Chiropractors	6.13 mi	(615) 449-6700	1 Review(s) 5.0
17	Troy L Long, DDS	Cosmetic Dentists	6.17 mi	(615) 444-2782	1 Review(s) 5.0
18	Flawless Reflection	Weight Loss Centers	6.23 mi	(615) 489-6949	2 Review(s) 3.0
19	Strauss William T DC	Chiropractors	6.23 mi	(615) 444-5335	1 Review(s) 5.0
20	Johnson Bruce L DDS	Oral Surgeons	6.38 mi	(615) 444-0065	1 Review(s) 5.0

Area Attractions / Things to Do 20+

#	Name	Type	Distance	Phone	Rating
1	The Dancing Lights Of Christmas	Kids Activities	4.57 mi		13 Review(s) 3.0
2	Sellers State Farm Archaeological Area	Parks	4.58 mi		1 Review(s) 3.0
3	The Gun Room	Sporting Goods	4.85 mi	(615) 453-6030	6 Review(s) 5.0
4	Wilkie's Outfitters	Rafting/Kayaking	5.4 mi	(615) 784-4179	1 Review(s) 5.0
5	Profectus Jiu-Jitsu Lebanon	Brazilian Jiu-jitsu	5.53 mi	(804) 305-2321	1 Review(s) 5.0
6	Guardian MMA Lebanon	Brazilian Jiu-jitsu	5.78 mi	(615) 506-0428	1 Review(s) 5.0
7	Jimmy Floyd Family Life Center	Fitness & Instruction	5.81 mi	(615) 453-4545	4 Review(s) 3.5
8	Pro Bowling Center	Bowling	5.94 mi	(615) 449-3898	6 Review(s) 3.5
9	Don Fox Park	Parks	6.51 mi	(615) 449-0303	10 Review(s) 4.0
10	Anytime Fitness	Gyms	6.64 mi	(615) 547-4736	7 Review(s) 4.5
11	Planet Fitness	Gyms	6.8 mi	(615) 994-6905	2 Review(s) 3.0
12	Julia's Body Shop	Trainers	7.37 mi	(615) 828-5385	2 Review(s) 5.0
13	Premier Martial Arts	Martial Arts	7.71 mi	(615) 443-4783	1 Review(s) 5.0
14	Pro Pools	Swimming Pools	7.79 mi	(888) 352-7582	14 Review(s) 1.5
15	Maple Hill Road Driving Range	Golf	8.04 mi	(615) 444-4833	2 Review(s) 2.5
16	World Classic Martial Arts	Martial Arts	8.2 mi	(615) 547-9606	1 Review(s) 5.0
17	Lazy Day Horse Farm	Horse Boarding	8.39 mi	(615) 403-7528	1 Review(s) 5.0
18	Sports Village Fitness	Gyms	8.67 mi	(615) 449-0031	10 Review(s) 4.0
19	Body Kneads	Skin Care	9.61 mi	(615) 449-7880	20 Review(s) 4.5
20	Young's Performance Skis & Cycles	Jet Skis	10.35 mi	(615) 449-2373	1 Review(s) 1.0

Area Shopping 20+

#	Name	Type	Distance	Phone	Rating
1	Pratt Orchard and Garden Center	Nurseries & Gardening	1.44 mi	(615) 444-7742	1 Review(s) 4.0
2	Lebanon Distributing	Building Supplies	4.53 mi	(615) 444-7060	1 Review(s) 5.0
3	The Tobacco Shoppe	Tobacco Shops	4.58 mi	(615) 449-2982	1 Review(s) 5.0
4	Ferguson HVAC Supply	Kitchen & Bath	4.69 mi	(615) 444-9359	1 Review(s) 5.0
5	Dollar General Store	Discount Store	4.82 mi	(615) 443-0505	1 Review(s) 5.0
6	The Gun Room	Sporting Goods	4.85 mi	(615) 453-6030	6 Review(s) 5.0
7	Nana's Plant Farm	Nurseries & Gardening	4.85 mi	(615) 444-8733	3 Review(s) 4.5
8	JR Mowers Sales & Service	Landscaping	4.88 mi	(615) 784-4006	3 Review(s) 3.5
9	Sunshine Flowers & Gifts	Florists	5.19 mi	(615) 444-4038	4 Review(s) 1.0
10	Haven House Thrift Shop	Thrift Stores	5.3 mi	(615) 965-2706	3 Review(s) 3.5
11	IBROKEIT	Mobile Phone Repair	5.31 mi	(615) 547-9504	4 Review(s) 4.0
12	Gimme A \$5	Discount Store	5.32 mi	(615) 547-6005	5 Review(s) 3.0
13	The Western Look	Shoe Stores	5.32 mi	(615) 547-7159	3 Review(s) 5.0
14	Ed's Coins	Gold Buyers	5.36 mi	(615) 444-1382	2 Review(s) 3.0
15	3:Sixteen	Gift Shops	5.37 mi	(615) 547-9131	1 Review(s) 5.0
16	DT's Used Appliances	Appliances	5.39 mi	(615) 470-3070	1 Review(s) 5.0
17	Screen Door	Antiques	5.39 mi	(615) 453-5222	1 Review(s) 4.0
18	Eden's Edge Boutique	Women's Clothing	5.39 mi	(615) 470-8537	1 Review(s) 5.0
19	Needful Things	Antiques	5.39 mi	(615) 547-6364	1 Review(s) 5.0
20	Butter Churn	Antiques	5.4 mi		3 Review(s) 4.0