

4 Properties Selling at 3 Locations

Lebanon, TN 37087

SOLD!

Auction
07/31/2021 10:00 am

ABSOLUTE AUCTION

**Saturday
July 31, 2021
Beginning @ 10:00 AM**

FOUR (4) PROPERTIES - SELLING AT 3 LOCATIONS

10:00 AM - 23 +/- ACRES - 2 TRACTS - ROGERS LN., LEBANON



23 BEAUTIFUL ACRES SELLING IN 2 TRACTS

Tract 7: 9.27 acres, 50' road frontage, wooded entrance opens up into large open field, 4 bedroom septic approval, utility water available.

Tract 11: 13.85 acres, 50' road frontage, wooded entrance, mostly open land, borders cedar creek on back, 3 bedroom septic approval, utility water at road.


Open for inspection daily.

11:00 AM - BRICK HOUSE & LOT - 1289 HUNTERS POINT PK., LEBANON


BRICK RANCH HOUSE

Home situated on .52 +/- acre, 4 bedroom, 2 bath, paved driveway. Currently renting for \$1295 per month. Zoned R29 - Medium Density Residential. City utilities. Ideal for home or investment!

Can be viewed 1 hour prior to auction, sale date only.



11:30 AM - COMMERCIAL BLDG. - 1110 N. CUMBERLAND ST., LEBANON



COMMERCIAL BUILDING IN GREAT LOCATION

1500 square feet commercial building on corner lot has an average daily traffic count of over 10K cars per day. Zoned CG - Commercial General. Currently Renting for \$2955 per month.

Can be viewed 1 hour prior to auction, sale date only.

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

Financing: Available through Wilson Bank & Trust - Daniel Swanson (615-444-2055) or Southern Bank of Tennessee - Chris Crowell - 615-444-3700; or Liberty State Bank - David Penzel - 615-444-4186; or contact lender of your choice to prequalify prior to sale.
Seller: Heysel Realty Partners LP
COLE: Tennessee State Auctioneer License #10309
SALE: TERMS: CASH OR CLOSING ON, OR BEFORE 21 DAYS FROM AUCTION DATE.
SALE DATE: 7/31/2021 10:00 AM. All items are sold "AS IS" and are subject to change without notice. Bidders are responsible for their own due diligence.
FILE: See the website for more information.
LEAD-BASED PROPERTY DISCLOSURE: Please call prior to 10:00 AM, contact lead-based paint and mold. Prospective buyers may have had access checked prior to sale date. Buyer to sign inspection waiver sale date.
DISCLOSURE: THIS IS AN "AS IS" SALE. ALL INFORMATION AND DISCLOSURE FROM THIS LISTING IS BELIEVED TO BE ACCURATE.
ALL INFORMATION MADE OUT OF SALE AND PRESENCE OF THIS PREVIOUS AGENCY, ALL INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED. Jay White, Photo Author - Lessor #2309



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

615.444.0909

www.AgeeAndJohnson.com

Listed By (Agent):

Jim Agee

Phone (Office): 615-444-0909

Phone (Cell): 615-504-0963

Email: ageej@realtracs.com



ABSOLUTE AUCTION

SATURDAY JULY 31, 2021 • BEGINNING at 10AM

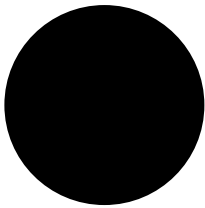
LOCATIONS

Progressive Absolute Auction beginning at 10:00am on Saturday July 31, 2021

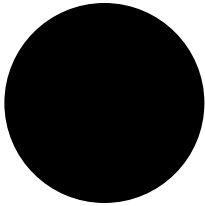
10:00am: 2 Tracts 23 +/- Acres Rogers Lane • Lebanon TN

11:00am: 1289 Hunters Point Pike • Lebanon TN

11:30am: 1110 N Cumberland St • Lebanon TN



10:00am - 2 Tracts 23 +/- Acres Rogers Lane • Lebanon TN



23 BEAUTIFUL ACRES • SELLING IN 2 TRACTS

Tract 7:

9.27 acres, 50' road frontage, wooded entrance opens up into large open field, 4 bedroom septic approval, utility water available.

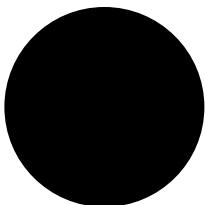
Tract 11:

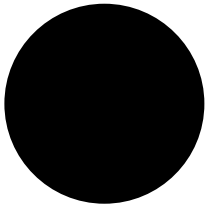
13.85 acres, 50' road frontage, wooded entrance, mostly open land, borders cedar creek on back, 3 bedroom septic approval, utility water at road.

Open for inspection daily.

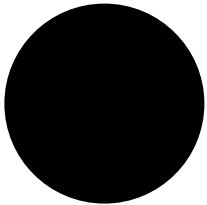
Truck Tour Video:

<https://youtu.be/zNP7nSvbTcQ>





11:00am - Brick House & Lot • 1289 Hunters Point Pike • Lebanon TN



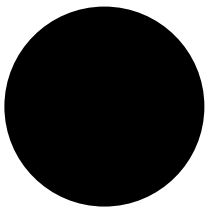
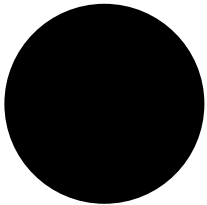
BRICK RANCH HOUSE

Home situated on .52 +/- acre, 4 bedroom, 2 bath, paved driveway.

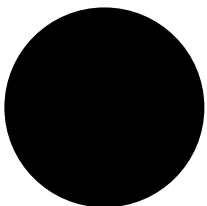
Currently renting for \$1295 per month. Zoned RD9 - Medium Density Residential.

City utilities. Ideal for home or investment!

Can be viewed 1 hour prior to auction, sale date only.



11:30am - Commercial Building • 1110 N Cumberland St • Lebanon TN



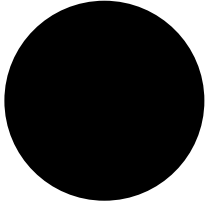
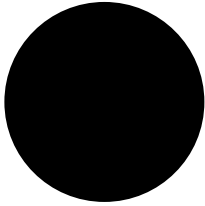
COMMERCIAL BUILDING IN GREAT LOCATION

1500 square feet commercial building on corner lot has an average daily traffic count of over 10K cars per day.

Zoned CG - Commercial General.

Currently Renting for \$995 per month.

Can be viewed 1 hour prior to auction, sale date only.



Call Jim Agee 615-444-0909 For Further Information

FINANCING: Available through Wilson Bank & Trust - Daniel Sampson - 615-444-2265; or Southern Bank of Tennessee - Chris Crowell - 615-444-3700; or Liberty State Bank - David Penuel - 615-444-4166; 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.

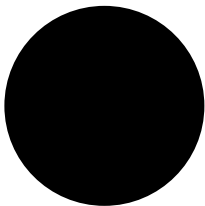
TITLE: Seller will furnish warranty deed; prorate 2021 property taxes; give possession with deed.

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 waivers sale date.

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.

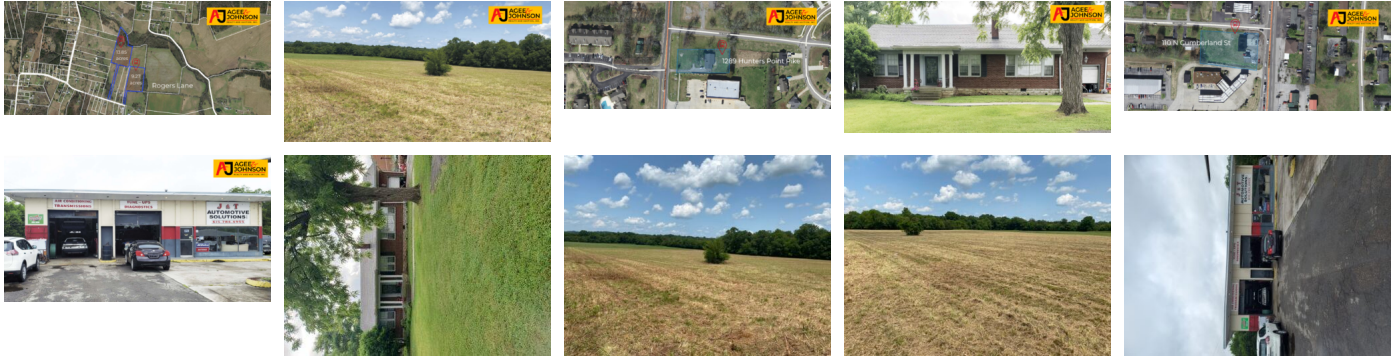
Jay White, Principal Auctioneer - License #2309



Contact **Agee & Johnson** Today!

Auction Date	2021-07-31
Buyer's Agent Comp.	Call for Details
Address Street	4 Properties Selling at 3 Locations
Address City	Lebanon

Address State	TN
Address Zipcode	37087
County	Wilson
Property Type	Residential
Property Status	Listed / Active
Auction Highlights	4 Properties Selling in 3 Locations Absolute Auction Saturday July 31, 2021 at 10am
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	Sammy B's	American (New)	0.15 mi	(615) 547-4550	91 Review(s) 4.0
2	Sake Japanese Grill	Japanese	0.44 mi	(615) 453-1566	50 Review(s) 3.5
3	J. Clayborn's	Delis	0.44 mi	(615) 784-4055	35 Review(s) 4.5
4	The Smoke House by Hoite's	Barbeque	0.46 mi	(615) 444-8300	1 Review(s) 3.0
5	Domino's Pizza	Pizza	0.49 mi	(615) 449-3733	20 Review(s) 2.0
6	Pop's Coffee Shop	Coffee & Tea	0.5 mi	(615) 450-8629	4 Review(s) 5.0
7	Sonic Drive-In	Fast Food	0.52 mi	(615) 449-3034	13 Review(s) 2.5
8	Guadalajara Taqueria Y Carniceria	Tacos	0.52 mi	(615) 449-8237	58 Review(s) 4.5
9	New China II Restaurant	Chinese	0.52 mi	(615) 449-4535	1 Review(s) 1.0
10	Mr Panchos Mexican Restaurant	Mexican	0.52 mi	(615) 443-3995	26 Review(s) 3.5
11	Painturo's	Pizza	0.53 mi	(615) 443-8444	59 Review(s) 4.5
12	China Wok	Chinese	0.57 mi	(615) 443-3338	4 Review(s) 2.5
13	Los Compadres Mexican Restaurant	Mexican	0.57 mi	(615) 443-4697	37 Review(s) 3.5
14	Hardee's	Fast Food	0.6 mi	(615) 444-8241	6 Review(s) 2.5
15	Captain D's	Seafood	0.62 mi	(615) 449-1966	2 Review(s) 2.0
16	Wildberry	Cafes	0.75 mi	(615) 547-4494	13 Review(s) 4.5

17	Speedy Burrito Lebanon Tennessee	Mexican	0.77 mi	(615) 784-4071	74 Review(s) 4.5
18	Burger King	Burgers	0.78 mi	(615) 449-8644	9 Review(s) 1.5
19	Rockin Mike's Restaurant	Sandwiches	0.79 mi	(615) 547-4993	1 Review(s) 4.0
20	Jersey Mike's Subs	Sandwiches	0.84 mi	(615) 444-9886	8 Review(s) 3.5

Area Grocery 20+

#	Name	Type	Distance	Phone	Rating
1	Al's Foodland	Grocery	1.13 mi	(615) 449-8293	1 Review(s) 5.0
2	La Tienda Hispana	Grocery	1.15 mi	(615) 444-9859	7 Review(s) 4.5
3	Kroger	Grocery	1.23 mi	(615) 449-4631	6 Review(s) 3.5
4	ALDI	Grocery	1.9 mi	(855) 955-2534	3 Review(s) 4.5
5	Walmart Supercenter	Department Stores	1.9 mi	(615) 444-0471	21 Review(s) 2.0
6	Publix Super Markets	Grocery	2.11 mi	(615) 444-2581	9 Review(s) 3.0
7	H. G. Hill's Grocery Store	Grocery	4.18 mi		1 Review(s) 1.0
8	Houston Meat & Produce	Grocery	11.53 mi	(615) 758-7226	29 Review(s) 4.5
9	Publix Super Markets	Grocery	11.54 mi	(615) 758-9830	2 Review(s) 5.0
10	Publix Super Markets	Grocery	11.54 mi	(615) 758-4200	15 Review(s) 4.0
11	Kroger	Grocery	11.55 mi	(615) 773-8700	5 Review(s) 3.0
12	ALDI	Grocery	11.66 mi	(855) 955-2534	3 Review(s) 4.5
13	Kroger	Grocery	11.88 mi	(615) 758-3300	13 Review(s) 4.0
14	Publix	Grocery	11.98 mi	(615) 773-0250	6 Review(s) 4.5
15	Walmart Supercenter	Grocery	12.06 mi	(615) 758-1121	9 Review(s) 3.0
16	Cedar Creek Market	Grocery	12.33 mi	(615) 773-6006	1 Review(s) 4.0
17	Stagecoach General Store	Grocery	12.41 mi	(615) 452-0808	1 Review(s) 1.0
18	Rice's Country Ham Store	Grocery	12.45 mi	(615) 758-2362	6 Review(s) 5.0
19	Three Forks Marketplace	Grocery	12.75 mi	(615) 237-9777	3 Review(s) 2.5
20	Cook's Star Market	Grocery	13.26 mi	(615) 444-9992	1 Review(s) 5.0

Area Health / Medical 20+

#	Name	Type	Distance	Phone	Rating
1	Troy L Long, DDS	Cosmetic Dentists	0.19 mi	(615) 444-2782	1 Review(s) 5.0
2	Flawless Reflection	Weight Loss Centers	0.26 mi	(615) 489-6949	2 Review(s) 3.0
3	Strauss William T DC	Chiropractors	0.26 mi	(615) 444-5335	1 Review(s) 5.0
4	Johnson Bruce L DDS	Oral Surgeons	0.28 mi	(615) 444-0065	1 Review(s) 5.0
5	Benson Orthodontics	Oral Surgeons	0.35 mi	(615) 449-0895	1 Review(s) 5.0
6	Family Eye Med	Optometrists	0.36 mi	(615) 449-0541	5 Review(s) 3.5
7	John M. Pino, OD,PhD	Optometrists	0.36 mi	(615) 449-0541	1 Review(s) 5.0
8	STAR Physical Therapy	Physical Therapy	0.37 mi	(615) 443-4938	3 Review(s) 3.5
9	Kids Care Walk-in Urgent Care Clinic	Pediatricians	0.46 mi	(615) 453-1252	4 Review(s) 3.0
10	Wilson County Chiropractic	Chiropractors	0.47 mi	(615) 449-6700	1 Review(s) 5.0
11	Serenity Dental	General Dentistry	0.53 mi	(615) 444-3932	3 Review(s) 4.5
12	Lebanon Dental Excellence	General Dentistry	0.53 mi	(615) 444-2262	3 Review(s) 3.5
13	Urban Physical Therapy	Physical Therapy	0.66 mi	(615) 444-9400	1 Review(s) 5.0
14	Gallagher John OD	Optometrists	0.67 mi	(615) 444-9111	1 Review(s) 5.0
15	Gallagher EyeCare	Optometrists	0.67 mi	(615) 444-9111	1 Review(s) 5.0
16	Hardin Family Chiropractic	Chiropractors	0.71 mi	(615) 443-1000	1 Review(s) 5.0
17	Take Care Clinic	Medical Centers	0.72 mi	(866) 825-3227	1 Review(s) 3.0
18	Lebanon Dental	General Dentistry	0.74 mi	(615) 449-8800	1 Review(s) 5.0
19	Haynie Family Dentistry	General Dentistry	0.74 mi	(615) 449-8800	1 Review(s) 5.0
20	CVS Pharmacy	Drugstores	0.75 mi	(615) 444-4471	3 Review(s) 2.0

Area Attractions / Things to Do 20+

#	Name	Type	Distance	Phone	Rating
1	Don Fox Park	Parks	0.26 mi	(615) 449-0303	10 Review(s) 4.0
2	Pro Bowling Center	Bowling	0.41 mi	(615) 449-3898	6 Review(s) 3.5
3	Planet Fitness	Gyms	0.48 mi	(615) 994-6905	2 Review(s) 3.0
4	David Deaton Karate Studios	Martial Arts	0.49 mi	(615) 547-1754	3 Review(s) 5.0
5	Jimmy Floyd Family Life Center	Fitness & Instruction	0.55 mi	(615) 453-4545	4 Review(s) 3.5
6	Guardian MMA Lebanon	Brazilian Jiu-jitsu	0.58 mi	(615) 506-0428	1 Review(s) 5.0
7	Julia's Body Shop	Trainers	1.04 mi	(615) 828-5385	2 Review(s) 5.0
8	Wilkie's Outfitters	Rafting/Kayaking	1.1 mi	(615) 784-4179	1 Review(s) 5.0

9	Profectus Jiu-jitsu Lebanon	Brazilian Jiu-jitsu	1.11 mi	(804) 305-2321	1 Review(s) 5.0
10	Premier Martial Arts	Martial Arts	1.4 mi	(615) 443-4783	1 Review(s) 5.0
11	Pro Pools	Swimming Pools	1.46 mi	(888) 352-7582	14 Review(s) 1.5
12	World Classic Martial Arts	Martial Arts	1.89 mi	(615) 547-9606	1 Review(s) 5.0
13	The Dancing Lights Of Christmas	Kids Activities	2.33 mi		13 Review(s) 3.0
14	Sports Village Fitness	Gyms	2.42 mi	(615) 449-0031	10 Review(s) 4.0
15	The Gun Room	Sporting Goods	2.58 mi	(615) 453-6030	6 Review(s) 5.0
16	Maple Hill Road Driving Range	Golf	2.81 mi	(615) 444-4833	2 Review(s) 2.5
17	Anytime Fitness	Gyms	2.99 mi	(615) 547-4736	7 Review(s) 4.5
18	Body Kneads	Skin Care	3.41 mi	(615) 449-7880	20 Review(s) 4.5
19	Young's Performance Skis & Cycles	Jet Skis	4.74 mi	(615) 449-2373	1 Review(s) 1.0
20	Sellars State Farm Archaeological Area	Parks	5.04 mi		1 Review(s) 3.0

Area Shopping 20+

#	Name	Type	Distance	Phone	Rating
1	Sea of Silver and Sass	Women's Clothing	0.31 mi	(615) 788-4503	1 Review(s) 4.0
2	Smiths Furniture Galleria	Furniture Stores	0.36 mi	(615) 444-2864	5 Review(s) 4.0
3	Family Eye Med	Optometrists	0.36 mi	(615) 449-0541	5 Review(s) 3.5
4	Cash 2 Go	Title Loans	0.43 mi	(615) 547-2562	1 Review(s) 5.0
5	Pawnmax	Pawn Shops	0.44 mi	(615) 547-6015	1 Review(s) 1.0
6	Custom Color	Photography Stores & Services	0.48 mi	(615) 444-5758	3 Review(s) 3.5
7	D.T. McCall & Sons	Furniture Stores	0.48 mi	(615) 453-5767	9 Review(s) 2.5
8	4EverEcig	Vape Shops	0.49 mi	(615) 470-8233	3 Review(s) 3.5
9	Big Lots	Department Stores	0.49 mi	(615) 443-1340	1 Review(s) 2.0
10	AJ'S Flowers And Gifts	Gift Shops	0.52 mi	(615) 449-6262	2 Review(s) 5.0
11	Wiggins Jewelers	Jewelry	0.54 mi	(615) 444-3975	3 Review(s) 5.0
12	Gallaher EyeCare	Optometrists	0.67 mi	(615) 444-9111	1 Review(s) 5.0
13	Walgreens	Drugstores	0.72 mi	(615) 449-4330	6 Review(s) 2.5
14	Marti & Liz's Discount Shoes	Shoe Stores	0.74 mi	(615) 449-2629	6 Review(s) 3.0
15	Lebanon Gun Shop	Guns & Ammo	0.74 mi	(615) 547-9600	4 Review(s) 3.5
16	CVS Pharmacy	Drugstores	0.75 mi	(615) 444-4471	3 Review(s) 2.0
17	Friends In Stitches	Jewelry	0.78 mi	(615) 453-2221	2 Review(s) 5.0
18	Winfrey's Rone Jewelry	Jewelry	0.79 mi	(615) 444-8391	3 Review(s) 2.0
19	Bargain Hunt	Discount Store	0.8 mi	(615) 547-1654	7 Review(s) 3.5
20	Cracker Barrel Corporate Office	Flowers & Gifts	0.82 mi	(615) 444-5533	10 Review(s) 2.0