

# 2035 Lebanon Rd

Lebanon , TN 37087

**SOLD!**

Auction  
08/05/2021 6:00 pm

|   |  |
|---|--|
| <b>ABSOLUTE AUCTION</b>   | <b>Thursday<br/>August 5, 2021<br/>6:00 PM</b> |
| <b>2035 LEBANON ROAD, LEBANON, TN 37087</b><br><small>Directions: From Historic Lebanon Square travel west on West Main Street for 4 miles, house will be on your right. Watch for signs!!!</small>   |  |
| <b>BRICK HOUSE - 1.3 +/- ACRE LOT<br/>"READY FOR RENOVATION"</b>  |  |
|      |  |
| <small>Great location! West side of Lebanon with commercial potential. 2,123 sq. ft., 4 bedroom, 2 bath brick house sitting on 1.3 +/- acre lot, garage apartment. Home in need of complete renovation.</small>   |  |
| <b>HOME BUYERS • INVESTORS • SPECULATORS • FLIPPERS<br/>"OPPORTUNITY IS KNOCKING"<br/>YOU WON'T WANT TO MISS THIS AUCTION!</b>  |  |
| <small>Call Jim Agee at 615-444-0909 For Further Information<br/><b>Ed &amp; Susie James - Owners</b></small>   |  |
| <small>FINANCING: Available through Wilson Bank &amp; Trust - Daniel Sampson - 615-444-2265; or Southern Bank of Tennessee - Chris Crowell - 615-444-3700; or Liberty State Bank - David Pennell - 615-444-4166; or contact lender of your choice to prequalify prior to sale.<br/>COVID-19: We encourage anyone attending the auction to follow all CDC guidelines while on the premises. You agree to hold Agee &amp; Johnson Realty &amp; Auction, Inc. harmless if the event is postponed or canceled due to COVID-19 or any other communicable disease.<br/>SALE TERMS: CASH AT CLOSING OR BEFORE 30 DAYS FROM AUCTION DATE.<br/>SALE DATE TERMS: Pay 20% non-refundable deposit and sign purchase contract. Balance due upon delivery of deed.<br/>TITLE: Seller will furnish warranty deed; provide 2021 property taxes; give possession with deed.<br/>LEAD BASED PAIN INK DISCLOSURE: You will be given a lead paint test prior to 10:30 am, certain lead based paint test is not available. Prospective buyers may have their own lead based paint test or mold. Prospective buyers may have their own lead based paint test or mold. Buyer to sign inspector waiver sale date.<br/>BUYERS ARE ENCOURAGED TO MAKE ANY AND ALL INSPECTIONS AND DUE DILIGENCE PRIOR TO SALE DATE. SELLING "AS IS"<br/>ALL ANNOUNCEMENTS MADE DAY OF SALE TAKE PRECEDENCE OVER PREVIOUS ADVERTISING. ALL INFORMATION DEEMED FEASIBLE BUT NOT GUARANTEED. Jay White, Principal Auctioneer - License #2330</small> |  |
| <br><b>615.444.0909</b><br><a href="http://www.AgeeAndJohnson.com">www.AgeeAndJohnson.com</a>  |  |

Listed By (Agent):

**Jim Agee**

Phone (Office): 615-444-0909

Phone (Cell): 615-504-0963

Email: ageej@realtracs.com



# ABSOLUTE AUCTION

**THURSDAY AUGUST 5, 2021 @ 6:00PM**

**LOCATION 2035 LEBANON RD • LEBANON TN  
37087**

**DIRECTIONS:**

**From Historic Lebanon Square travel west on West Main Street for 4 miles, house will be on your right. Watch for signs!!!**

## **THURSDAY EVENING AUCTION**

### **4 BEDROOM • 2 BATH CONVENIENT LOCATION!**

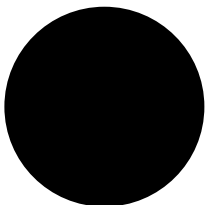
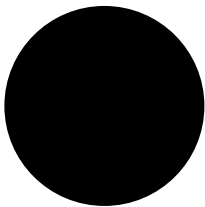
Great location! West side of Lebanon with commercial potential.

2,123 sq. ft., 4 bedroom, 2 bath brick house sitting on 1.3 +/- acre lot, garage apartment.

Home in need of complete renovation.

#### **READY FOR RENOVATION**

Ideal for Owner or Investor - Flipper or Renovator This is a great opportunity!!



**Call Jim Agee at 615-444-0909  
For Further Information  
Ed & Susie James - Owners**

**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.

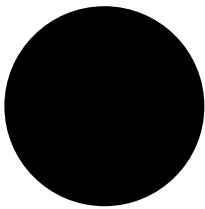
TITLE: Seller will furnish warranty deed; prorate 2021 property taxes; give possession with deed.

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!

|                            |  |
|----------------------------|--|
| <b>Auction Date</b>        | 2021-08-05   |
| <b>Buyer's Agent Comp.</b> | Call for Details   |
| <b>Address Street</b>      | 2035 Lebanon Rd  |
| <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>  | Absolute Auction • Thursday August 5, 2021 @ 6pm<br>2035 Lebanon Rd • Lebanon TN |
| <b>Auction Time Start</b>  | 6:00 pm  |
| <b>Auction Type</b>        | absolute   |
| <b>Is Home</b>             | 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  | Snow White Drive In       | American (Traditional) | 0.59 mi  | (615) 443-4299 | 97 Review(s) 4.0 |
| 2  | 1 China                   | Chinese                | 0.63 mi  | (615) 965-2937 | 7 Review(s) 3.5  |
| 3  | Body Kneads               | Skin Care              | 0.64 mi  | (615) 449-7880 | 20 Review(s) 4.5 |
| 4  | Taco Bell                 | Mexican                | 0.84 mi  | (615) 453-4225 | 6 Review(s) 3.5  |
| 5  | Pizza Hut                 | Italian                | 0.93 mi  | (615) 449-3875 | 7 Review(s) 3.0  |
| 6  | Dairy Queen Grill & Chill | Burgers                | 1.23 mi  | (615) 239-3505 | 7 Review(s) 2.5  |
| 7  | Frankie's Cafe            | Cafes                  | 1.32 mi  | (615) 449-3140 | 7 Review(s) 3.5  |
| 8  | Arby's                    | Fast Food              | 1.44 mi  | (615) 444-6044 | 7 Review(s) 2.5  |
| 9  | Jimmy John's              | Sandwiches             | 1.49 mi  | (615) 784-4700 | 3 Review(s) 3.0  |
| 10 | Wendy's                   | Burgers                | 1.5 mi   | (615) 444-2505 | 9 Review(s) 2.0  |
| 11 | McDonald's                | Fast Food              | 1.55 mi  | (615) 449-1833 | 16 Review(s) 1.0 |
| 12 | China Wok                 | Chinese                | 1.62 mi  | (615) 443-2266 | 14 Review(s) 2.5 |
| 13 | Honey Baked Ham Company   | Meat Shops             | 1.62 mi  | (615) 443-4267 | 8 Review(s) 3.0  |
| 14 | Krystal                   | Burgers                | 1.63 mi  | (615) 444-7587 | 7 Review(s) 2.0  |
| 15 | Papa Murphy's             | Pizza                  | 1.64 mi  | (615) 444-9211 | 4 Review(s) 4.0  |
| 16 | Mangos Mexican Restaurant | Mexican                | 1.64 mi  | (615) 470-8289 | 47 Review(s) 3.5 |
| 17 | Subway Restaurants        | Sandwiches             | 1.7 mi   | (615) 443-3400 | 4 Review(s) 3.0  |
| 18 | Stroud's Barbeque         | Barbeque               | 1.76 mi  | (615) 444-6695 | 26 Review(s) 3.5 |
| 19 | Little Caesars Pizza      | Pizza                  | 1.82 mi  | (615) 444-9969 | 7 Review(s) 4.0  |

20 Fat Mo's Burgers 1.88 mi (615) 547-4571 16 Review(s) 3.5

### Area Grocery 20+

| #  | Name                       | Type              | Distance | Phone          | Rating           |
|----|----------------------------|-------------------|----------|----------------|------------------|
| 1  | Publix Super Markets       | Grocery           | 0.67 mi  | (615) 444-2581 | 10 Review(s) 3.5 |
| 2  | Kroger                     | Grocery           | 1.66 mi  | (615) 449-4631 | 6 Review(s) 3.5  |
| 3  | Al's Foodland              | Grocery           | 3.63 mi  | (615) 449-8293 | 1 Review(s) 5.0  |
| 4  | La Tienda Hispana          | Grocery           | 3.84 mi  | (615) 444-9859 | 7 Review(s) 4.5  |
| 5  | ALDI                       | Grocery           | 4.16 mi  | (855) 955-2534 | 3 Review(s) 4.5  |
| 6  | Walmart Supercenter        | Department Stores | 4.37 mi  | (615) 444-0471 | 21 Review(s) 2.0 |
| 7  | H. G. Hill's Grocery Store | Grocery           | 5.39 mi  |                | 1 Review(s) 1.0  |
| 8  | Publix Super Markets       | Grocery           | 8.8 mi   | (615) 758-9830 | 2 Review(s) 5.0  |
| 9  | Publix Super Markets       | Grocery           | 8.81 mi  | (615) 758-4200 | 15 Review(s) 4.0 |
| 10 | Houston Meat & Produce     | Grocery           | 8.82 mi  | (615) 758-7226 | 29 Review(s) 4.5 |
| 11 | Kroger                     | Grocery           | 8.83 mi  | (615) 773-8700 | 5 Review(s) 3.0  |
| 12 | ALDI                       | Grocery           | 9.32 mi  | (855) 955-2534 | 3 Review(s) 4.5  |
| 13 | Cedar Creek Market         | Grocery           | 9.54 mi  | (615) 773-6006 | 1 Review(s) 3.0  |
| 14 | Kroger                     | Grocery           | 9.65 mi  | (615) 758-3300 | 13 Review(s) 4.0 |
| 15 | Walmart Supercenter        | Grocery           | 9.67 mi  | (615) 758-1121 | 9 Review(s) 3.0  |
| 16 | Rice's Country Ham Store   | Grocery           | 9.72 mi  | (615) 758-2362 | 6 Review(s) 5.0  |
| 17 | Publix                     | Grocery           | 9.78 mi  | (615) 773-0250 | 6 Review(s) 4.5  |
| 18 | Cook's Star Market         | Grocery           | 11.4 mi  | (615) 444-9992 | 1 Review(s) 5.0  |
| 19 | Stagecoach General Store   | Grocery           | 11.98 mi | (615) 452-0808 | 1 Review(s) 1.0  |
| 20 | Publix Super Markets       | Grocery           | 12.04 mi | (615) 451-6285 | 9 Review(s) 5.0  |

### Area Health / Medical 20+

| #  | Name  | Type                          | Distance | Phone          | Rating          |
|----|---|-------------------------------|----------|----------------|-----------------|
| 1  | CareNow   | Urgent Care                   | 0.63 mi  | (615) 938-7171 | 7 Review(s) 4.5 |
| 2  | Optometric Physicians of Middle Tennessee             | Optometrists                  | 0.69 mi  | (615) 444-2359 | 2 Review(s) 3.0 |
| 3  | Lebanon Dental Care                                   | General Dentistry             | 0.69 mi  | (615) 784-4330 | 3 Review(s) 1.5 |
| 4  | Vanderbilt Eye Institute                              | Ophthalmologists              | 0.8 mi   |                | 3 Review(s) 2.5 |
| 5  | Pinnacle Dermatology- Lebanon                         | Dermatologists                | 0.81 mi  | (615) 994-8201 | 1 Review(s) 1.0 |
| 6  | Be Still & Breathe Salt Wellness Center               | Halotherapy                   | 0.93 mi  | (615) 470-8500 | 3 Review(s) 4.5 |
| 7  | Porter Dentistry, Chad Porter DDS & Tonia Porter, DDS | Pediatric Dentists            | 0.96 mi  | (615) 449-3222 | 6 Review(s) 5.0 |
| 8  | The Town Doctor - Direct Primary Care                 | Family Practice               | 0.99 mi  | (615) 547-6930 | 4 Review(s) 4.0 |
| 9  | Cumberland Chiropractic and Sports Medicine           | Chiropractors                 | 1 mi     | (615) 444-2234 | 3 Review(s) 5.0 |
| 10 | John Kane, MD   | Pediatricians                 | 1.06 mi  | (615) 443-6833 | 1 Review(s) 1.0 |
| 11 | Abbey Paul MD   | Sports Medicine               | 1.06 mi  | (615) 449-0990 | 1 Review(s) 1.0 |
| 12 | Centennial Pediatrics                                 | Doctors                       | 1.39 mi  | (615) 453-1930 | 1 Review(s) 1.0 |
| 13 | Bradshaw Medical Clinic                               | Family Practice               | 1.39 mi  | (615) 444-4126 | 1 Review(s) 1.0 |
| 14 | Pryor Family Dentistry                                | Oral Surgeons                 | 1.51 mi  | (615) 444-7999 | 1 Review(s) 5.0 |
| 15 | Patriot Dental  | General Dentistry             | 1.51 mi  | (615) 444-2034 | 1 Review(s) 5.0 |
| 16 | Doctor's Office                                       | Doctors                       | 1.56 mi  | (615) 453-3645 | 1 Review(s) 2.0 |
| 17 | Womens Health Center                                  | Obstetricians & Gynecologists | 1.58 mi  | (615) 449-6780 | 4 Review(s) 1.5 |
| 18 | Neuhaus Foot & Ankle                                  | Podiatrists                   | 1.59 mi  | (615) 219-5123 | 4 Review(s) 4.0 |
| 19 | Witherow Orthodontics                                 | Orthodontists                 | 1.6 mi   | (615) 754-2027 | 1 Review(s) 5.0 |
| 20 | Lifecare Family Services                              | Counseling & Mental Health    | 1.63 mi  | (615) 453-1606 | 2 Review(s) 1.0 |

### Area Attractions / Things to Do 20+

| #  | Name                              | Type           | Distance | Phone          | Rating           |
|----|-----------------------------------|----------------|----------|----------------|------------------|
| 1  | Sports Village Fitness            | Gyms           | 0.37 mi  | (615) 449-0031 | 10 Review(s) 4.0 |
| 2  | Body Kneads                       | Skin Care      | 0.64 mi  | (615) 449-7880 | 20 Review(s) 4.5 |
| 3  | World Classic Martial Arts        | Martial Arts   | 0.91 mi  | (615) 547-9606 | 1 Review(s) 5.0  |
| 4  | Pro Pools                         | Swimming Pools | 1.37 mi  | (888) 352-7582 | 14 Review(s) 1.5 |
| 5  | Premier Martial Arts              | Martial Arts   | 1.39 mi  | (615) 443-4783 | 1 Review(s) 5.0  |
| 6  | Julia's Body Shop                 | Trainers       | 1.8 mi   | (615) 828-5385 | 2 Review(s) 5.0  |
| 7  | Maple Hill Road Driving Range     | Golf           | 2.12 mi  | (615) 444-4833 | 2 Review(s) 2.5  |
| 8  | Planet Fitness                    | Gyms           | 2.4 mi   | (615) 994-6905 | 2 Review(s) 3.0  |
| 9  | David Deaton Karate Studios       | Martial Arts   | 2.47 mi  | (615) 547-1754 | 3 Review(s) 5.0  |
| 10 | Young's Performance Skis & Cycles | Jet Skis       | 2.49 mi  | (615) 449-2373 | 1 Review(s) 1.0  |
| 11 | Don Fox Park                      | Parks          | 2.57 mi  | (615) 449-0303 | 10 Review(s) 4.0 |

|    |                                 |                       |         |                |                  |
|----|---------------------------------|-----------------------|---------|----------------|------------------|
| 12 | Pro Bowling Center              | Bowling               | 3.19 mi | (615) 449-3898 | 6 Review(s) 3.5  |
| 13 | Jimmy Floyd Family Life Center  | Fitness & Instruction | 3.27 mi | (615) 453-4545 | 4 Review(s) 3.5  |
| 14 | Guardian MMA Lebanon            | Brazilian Jiu-jitsu   | 3.37 mi | (615) 506-0428 | 1 Review(s) 5.0  |
| 15 | Profectus Jiu-Jitsu Lebanon     | Brazilian Jiu-jitsu   | 3.84 mi | (804) 305-2321 | 1 Review(s) 5.0  |
| 16 | Wilkie's Outfitters             | Rafting/Kayaking      | 3.87 mi | (615) 784-4179 | 1 Review(s) 5.0  |
| 17 | Xtreme Paintball                | Paintball             | 4.22 mi | (615) 547-2324 | 8 Review(s) 3.0  |
| 18 | Anytime Fitness                 | Gyms                  | 4.88 mi | (615) 547-4736 | 7 Review(s) 4.5  |
| 19 | The Dancing Lights Of Christmas | Kids Activities       | 5.07 mi |                | 13 Review(s) 3.0 |
| 20 | The Gun Room                    | Sporting Goods        | 5.22 mi | (615) 453-6030 | 6 Review(s) 5.0  |

## Area Shopping 20+

| #  | Name                                      | Type                      | Distance | Phone          | Rating           |
|----|---|---------------------------|----------|----------------|------------------|
| 1  | Optometric Physicians of Middle Tennessee | Optometrists              | 0.69 mi  | (615) 444-2359 | 2 Review(s) 3.0  |
| 2  | Vanderbilt Eye Institute                  | Ophthalmologists          | 0.8 mi   |                | 3 Review(s) 2.5  |
| 3  | The Jewelers                              | Jewelry                   | 1.27 mi  | (615) 547-4444 | 2 Review(s) 5.0  |
| 4  | Pro Pools                                 | Swimming Pools            | 1.37 mi  | (888) 352-7582 | 14 Review(s) 1.5 |
| 5  | Harbor Freight                            | Hardware Stores           | 1.45 mi  | (615) 453-5261 | 1 Review(s) 5.0  |
| 6  | Harbor Freight                            | Hardware Stores           | 1.46 mi  | (615) 527-4242 | 1 Review(s) 5.0  |
| 7  | Aaron's                                   | Electronics               | 1.47 mi  | (615) 453-2286 | 2 Review(s) 1.0  |
| 8  | Beauty Boutique                           | Cosmetics & Beauty Supply | 1.5 mi   | (615) 547-4468 | 2 Review(s) 3.0  |
| 9  | Verizon                                   | Mobile Phones             | 1.52 mi  | (615) 443-2355 | 7 Review(s) 3.0  |
| 10 | Tractor Supply                            | Hardware Stores           | 1.54 mi  | (615) 449-4466 | 5 Review(s) 2.5  |
| 11 | Gibbs Pharmacy                            | Drugstores                | 1.54 mi  | (615) 449-3355 | 5 Review(s) 2.5  |
| 12 | Kmart                                     | Department Stores         | 1.56 mi  | (615) 449-4061 | 6 Review(s) 2.0  |
| 13 | T-Mobile                                  | Mobile Phones             | 1.61 mi  | (615) 784-4269 | 5 Review(s) 4.0  |
| 14 | K2 Agriculture & Turf                     | Farming Equipment         | 1.66 mi  | (615) 547-6551 | 3 Review(s) 2.5  |
| 15 | Wilson Farmers Co-Op                      | Farming Equipment         | 1.85 mi  | (615) 444-5212 | 1 Review(s) 5.0  |
| 16 | GG's Jewelry & Gifts's                    | Jewelry                   | 1.89 mi  | (615) 449-8594 | 1 Review(s) 5.0  |
| 17 | Jnr Electronics                           | Electronics               | 1.98 mi  | (615) 443-1989 | 3 Review(s) 2.5  |
| 18 | Bargain Hunt                              | Discount Store            | 2.04 mi  | (615) 547-1654 | 7 Review(s) 3.5  |
| 19 | Lebanon Gun Shop                          | Guns & Ammo               | 2.1 mi   | (615) 547-9600 | 4 Review(s) 3.5  |
| 20 | Walgreens                                 | Drugstores                | 2.16 mi  | (615) 449-4330 | 6 Review(s) 2.5  |