

2 Properties • 2 Locations

Lebanon, TN 37087

SOLD!

Auction
08/14/2021 10:00 am

ABSOLUTE AUCTION Saturday August 14, 2021 Beginning @ 10:00 AM

TWO (2) PROPERTIES - SELLING AT 2 LOCATIONS

10:00 AM - SINGLE FAMILY HOME
315 MARTIN AVENUE, LEBANON, TN



Convenient Location - 2 Bedroom - 1 Bath
Conveniently located next to Cumberland University. This 1120 sq. ft. (per tax record) ranch brick house has 2 bedrooms, 1 bath, hardwood floors, living room, kitchen with built-in cabinets, and a single car garage.
Fixer Upper - Ideal For Owner or Investor!

10:30 AM - PRIME BUILDING LOT - 2.87 +/- ACRES
HICKORY VALLEY ROAD, LEBANON, TN



2.87 +/- acres on pristine building tract with mature trees. Located on the West Side of Lebanon in Hickory Valley Acres. City utilities. Zoned RS20.

Call Jay White at 615-444-0909 or 615-308-4421 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 Pennell - 615-444-4160; or contact lender of your choice to prequalify prior to sale.
COVID-19: We encourage buyers attend the auction below at CDC guidelines while on the premises. You agree to hold Agee & Johnson Realty & Auction, Inc. harmless if the event you attend contact 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, provide 2021 property taxes, give possession with deed.
LEAD BASES: PAIN TO LEAD DISCLOSURE: You must call prior to 10:00am, contact lead based paint test for mold. Prospective buyers may have house checked prior to sale date. Buyer to sign inspector waiver 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 ADVERTISEMENTS. ALL INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED. Jay White, Principal Auctioneer - License #2209



615.444.0909

www.AgeeAndJohnson.com



Contact Agee & Johnson Today!

Listed By (Agent):

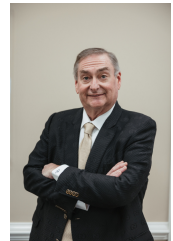
Jay White

Phone (Office): 615-444-0909

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Email: WhiteJA@RealTracs.com

Website: <http://jaywhiterealtor.com>



ABSOLUTE AUCTION

SATURDAY AUGUST 14, 2021 • BEGINNING at 10AM

LOCATIONS

2 Auctions • 2 Locations beginning at 10:00am on Saturday August 14, 2021

10:00am: 315 Martin Ave • Lebanon TN

10:30am: Hickory Valley Rd • Lebanon TN

10:00am - 315 Martin Ave • Lebanon TN

SINGLE FAMILY HOME • CONVENIENT LOCATION

Conveniently located next to Cumberland University.

This 1120 sq. ft. (per tax record) ranch brick house has

2 bedrooms, 1 bath, hardwood floors, living room, kitchen with built-in cabinets, and a single car garage.

Fixer Upper - Ideal For Owner or Investor!

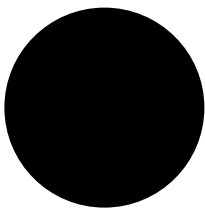
10:30am - Prime Building Lot • Hickory Valley Rd • Lebanon TN

Pristine Building Tract

2.87 +/- acres on pristine building tract with mature trees.

Located on the West Side of Lebanon in Hickory Valley Acres.

City utilities. Zoned RS20.



Call Jay White 615.308.4424 or 615.444.0909

For Further Information

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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.

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Jay White, Principal Auctioneer - License #2309



Contact **Agee & Johnson** Today!

Auction Date	2021-08-14
Buyer's Agent Comp.	Call for Details
Address Street	2 Properties • 2 Locations
Address City	Lebanon
Address State	TN
Address Zipcode	37087
County	Wilson
Property Status	Listed / Active
Auction Highlights	2 Properties at 2 Locations • Absolute Auction Saturday August 14, 2021 beginning at 10am 10am: 315 Martin Ave • Lebanon TN 10:30am: Hickory Valley 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+
- Shopping: 20+

- Grocery: 20+
- Attractions / Things to Do: 20+

Area Restaurants 20+

#	Name	Type	Distance	Phone	Rating
1	The Smoke House by Hoite's	Barbeque	0.6 mi	(615) 444-8300	1 Review(s) 3.0
2	Rice Box	Chinese	0.62 mi	(615) 449-9488	30 Review(s) 4.5
3	Subway	Sandwiches	0.73 mi	(615) 453-3823	3 Review(s) 1.0
4	Sammy B's	American (New)	1.16 mi	(615) 547-4550	91 Review(s) 4.0
5	Belles Little Country Kitchen	Breakfast & Brunch	1.3 mi	(615) 547-6888	13 Review(s) 3.5
6	Wildberry	Cafes	1.34 mi	(615) 547-4494	13 Review(s) 4.5
7	New China II Restaurant	Chinese	1.38 mi	(615) 449-4535	1 Review(s) 1.0
8	Mr Panchos Mexican Restaurant	Mexican	1.38 mi	(615) 443-3995	27 Review(s) 3.5
9	David's Pizza	Pizza	1.39 mi	(615) 444-8232	24 Review(s) 2.5
10	Pop's Coffee Shop	Coffee & Tea	1.39 mi	(615) 450-8629	4 Review(s) 5.0
11	J. Clayborn's	Delis	1.41 mi	(615) 784-4055	35 Review(s) 4.5
12	Sonic Drive-In	Fast Food	1.42 mi	(615) 449-3034	13 Review(s) 2.5
13	Painturo's	Pizza	1.43 mi	(615) 443-8444	59 Review(s) 4.5
14	Speedy Burrito Lebanon Tennessee	Mexican	1.44 mi	(615) 784-4071	74 Review(s) 4.5
15	Sake Japanese Grill	Japanese	1.44 mi	(615) 453-1566	50 Review(s) 3.5
16	Rockin Mike's Restaurant	Sandwiches	1.45 mi	(615) 547-4993	1 Review(s) 4.0
17	Los Compadres Mexican Restaurant	Mexican	1.45 mi	(615) 443-4697	37 Review(s) 3.5
18	Domino's Pizza	Pizza	1.46 mi	(615) 449-3733	20 Review(s) 2.0
19	China Wok	Chinese	1.46 mi	(615) 443-3338	4 Review(s) 2.5
20	Hardee's	Fast Food	1.47 mi	(615) 444-8241	6 Review(s) 2.5

Area Grocery 20+

#	Name	Type	Distance	Phone	Rating
1	Al's Foodland	Grocery	0.71 mi	(615) 449-8293	1 Review(s) 5.0
2	La Tienda Hispana	Grocery	1.83 mi	(615) 444-9859	7 Review(s) 4.5
3	Kroger	Grocery	1.86 mi	(615) 449-4631	6 Review(s) 3.5
4	Publix Super Markets	Grocery	2.41 mi	(615) 444-2581	10 Review(s) 3.5
5	Walmart Supercenter	Department Stores	2.68 mi	(615) 444-0471	21 Review(s) 2.0
6	ALDI	Grocery	2.78 mi	(855) 955-2534	3 Review(s) 4.5
7	H. G. Hill's Grocery Store	Grocery	3.16 mi		1 Review(s) 1.0
8	Stagecoach General Store	Grocery	11.44 mi	(615) 452-0808	1 Review(s) 1.0
9	Publix Super Markets	Grocery	11.81 mi	(615) 758-9830	2 Review(s) 5.0
10	Publix Super Markets	Grocery	11.81 mi	(615) 758-4200	15 Review(s) 4.0
11	Kroger	Grocery	11.84 mi	(615) 773-8700	5 Review(s) 3.0
12	Houston Meat & Produce	Grocery	11.84 mi	(615) 758-7226	29 Review(s) 4.5
13	ALDI	Grocery	12.24 mi	(855) 955-2534	3 Review(s) 4.5
14	Cedar Creek Market	Grocery	12.43 mi	(615) 773-6006	1 Review(s) 3.0
15	Kroger	Grocery	12.51 mi	(615) 758-3300	13 Review(s) 4.0
16	Walmart Supercenter	Grocery	12.61 mi	(615) 758-1121	9 Review(s) 3.0
17	Publix	Grocery	12.62 mi	(615) 773-0250	6 Review(s) 4.5
18	Rice's Country Ham Store	Grocery	12.74 mi	(615) 758-2362	6 Review(s) 5.0
19	Three Forks Marketplace	Grocery	13.15 mi	(615) 237-9777	3 Review(s) 2.5
20	Kroger	Grocery	13.69 mi	(615) 451-2803	6 Review(s) 2.5

Area Health / Medical 20+

#	Name	Type	Distance	Phone	Rating
1	STAR Physical Therapy	Physical Therapy	0.87 mi	(615) 443-4938	3 Review(s) 3.5
2	Family Eye Med	Optometrists	0.88 mi	(615) 449-0541	5 Review(s) 3.5
3	John M. Pino, OD,PhD	Optometrists	0.88 mi	(615) 449-0541	1 Review(s) 5.0
4	Troy L Long, DDS	Cosmetic Dentists	1.06 mi	(615) 444-2782	1 Review(s) 5.0
5	Flawless Reflection	Weight Loss Centers	1.21 mi	(615) 489-6949	2 Review(s) 3.0
6	Strauss William T DC	Chiropractors	1.22 mi	(615) 444-5335	1 Review(s) 5.0
7	Smile Gallery	General Dentistry	1.27 mi	(615) 444-2069	6 Review(s) 3.5
8	Johnson Bruce L DDS	Oral Surgeons	1.3 mi	(615) 444-0065	1 Review(s) 5.0
9	Benson Orthodontics	Oral Surgeons	1.37 mi	(615) 449-0895	1 Review(s) 5.0
10	Wilson County Chiropractic	Chiropractors	1.38 mi	(615) 449-6700	1 Review(s) 5.0
11	Lebanon Dental Excellence	General Dentistry	1.39 mi	(615) 444-2262	3 Review(s) 3.5

12	Kids Care Walk-in Urgent Care Clinic	Pediatricians	1.39 mi	(615) 453-1252	4 Review(s) 3.0
13	Gallaher John OD	Optometrists	1.42 mi	(615) 444-9111	1 Review(s) 5.0
14	Gallaher EyeCare	Optometrists	1.42 mi	(615) 444-9111	1 Review(s) 5.0
15	Hardin Family Chiropractic	Chiropractors	1.45 mi	(615) 443-1000	1 Review(s) 5.0
16	Tate John MD	Ear Nose & Throat	1.45 mi	(615) 444-6667	3 Review(s) 2.5
17	Lebanon Dental	General Dentistry	1.47 mi	(615) 449-8800	1 Review(s) 5.0
18	Haynie Family Dentistry	General Dentistry	1.47 mi	(615) 449-8800	1 Review(s) 5.0
19	Serenity Dental	General Dentistry	1.47 mi	(615) 444-3932	3 Review(s) 4.5
20	Vanderbilt Wilson County Hospital	Hospitals	1.49 mi	(615) 444-8262	10 Review(s) 2.5

Area Attractions / Things to Do 20+

#	Name	Type	Distance	Phone	Rating
1	Jimmy Floyd Family Life Center	Fitness & Instruction	0.86 mi	(615) 453-4545	4 Review(s) 3.5
2	Don Fox Park	Parks	0.93 mi	(615) 449-0303	10 Review(s) 4.0
3	Pro Bowling Center	Bowling	1 mi	(615) 449-3898	6 Review(s) 3.5
4	Guardian MMA Lebanon	Brazilian Jiu-jitsu	1.11 mi	(615) 506-0428	1 Review(s) 5.0
5	Planet Fitness	Gyms	1.37 mi	(615) 994-6905	2 Review(s) 3.0
6	David Deaton Karate Studios	Martial Arts	1.43 mi	(615) 547-1754	3 Review(s) 5.0
7	Wilkie's Outfitters	Rafting/Kayaking	1.6 mi	(615) 784-4179	1 Review(s) 5.0
8	Julia's Body Shop	Trainers	1.65 mi	(615) 828-5385	2 Review(s) 5.0
9	Profectus Jiu-Jitsu Lebanon	Brazilian Jiu-jitsu	1.73 mi	(804) 305-2321	1 Review(s) 5.0
10	Premier Martial Arts	Martial Arts	1.84 mi	(615) 443-4783	1 Review(s) 5.0
11	Pro Pools	Swimming Pools	1.96 mi	(888) 352-7582	14 Review(s) 1.5
12	Maple Hill Road Driving Range	Golf	2.27 mi	(615) 444-4833	2 Review(s) 2.5
13	World Classic Martial Arts	Martial Arts	2.27 mi	(615) 547-9606	1 Review(s) 5.0
14	Sports Village Fitness	Gyms	2.68 mi	(615) 449-0031	10 Review(s) 4.0
15	The Dancing Lights Of Christmas	Kids Activities	2.73 mi		13 Review(s) 3.0
16	The Gun Room	Sporting Goods	3.13 mi	(615) 453-6030	6 Review(s) 5.0
17	Body Kneads	Skin Care	3.57 mi	(615) 449-7880	20 Review(s) 4.5
18	Anytime Fitness	Gyms	3.92 mi	(615) 547-4736	7 Review(s) 4.5
19	Young's Performance Skis & Cycles	Jet Skis	4.47 mi	(615) 449-2373	1 Review(s) 1.0
20	Sellars State Farm Archaeological Area	Parks	5.54 mi		1 Review(s) 3.0

Area Shopping 20+

#	Name	Type	Distance	Phone	Rating
1	Cracker Barrel Corporate Office	Flowers & Gifts	0.79 mi	(615) 444-5533	10 Review(s) 2.0
2	Family Eye Med	Optometrists	0.88 mi	(615) 449-0541	5 Review(s) 3.5
3	Sea of Silver and Sass	Women's Clothing	0.97 mi	(615) 788-4503	1 Review(s) 4.0
4	The Western Look	Shoe Stores	1.1 mi	(615) 547-7159	3 Review(s) 5.0
5	Bloem Kind Boutique	Women's Clothing	1.36 mi	(615) 270-0360	2 Review(s) 4.5
6	Big Lots	Department Stores	1.36 mi	(615) 443-1340	1 Review(s) 2.0
7	S S Graham Floral	Florists	1.37 mi	(615) 443-3366	2 Review(s) 5.0
8	Smiths Furniture Galleria	Furniture Stores	1.38 mi	(615) 444-2864	5 Review(s) 4.0
9	Gardens On Main	Nurseries & Gardening	1.38 mi	(615) 547-4900	4 Review(s) 2.0
10	iBROKEIT	Mobile Phone Repair	1.39 mi	(615) 547-9504	4 Review(s) 4.0
11	DT's Used Appliances	Appliances	1.39 mi	(615) 470-3070	1 Review(s) 5.0
12	Wiggins Jewelers	Jewelry	1.39 mi	(615) 444-3975	3 Review(s) 5.0
13	Pawnmax	Pawn Shops	1.41 mi	(615) 547-6015	1 Review(s) 1.0
14	Cash 2 Go	Title Loans	1.41 mi	(615) 547-2562	1 Review(s) 5.0
15	D.T. McCall & Sons	Furniture Stores	1.42 mi	(615) 453-5767	9 Review(s) 2.5
16	Friends In Stitches	Jewelry	1.42 mi	(615) 453-2221	2 Review(s) 5.0
17	Gallaher EyeCare	Optometrists	1.42 mi	(615) 444-9111	1 Review(s) 5.0
18	Haven House Thrift Shop	Thrift Stores	1.43 mi	(615) 965-2706	3 Review(s) 3.5
19	4EverEcig	Vape Shops	1.43 mi	(615) 470-8233	3 Review(s) 3.5
20	Winfrey's Rone Jewelry	Jewelry	1.45 mi	(615) 444-8391	3 Review(s) 2.0