

Trice Rd

Lebanon, TN 37087

SOLD!

Auction
09/18/2021 10:00 am

ABSOLUTE AUCTION	Saturday September 18, 2021 10:00 AM
TRICE ROAD, LEBANON, TN 37087	
29.13 ACRES SELLING IN 1 TRACT PRIME WEST SIDE LOCATION - SURROUNDED BY NICE HOMES	
	
BEAUTIFUL BUILDING SITE - 4 BEDROOM SEPTIC APPROVAL IDEAL FOR HORSES, CATTLE AND OTHER LIVESTOCK	
<p>29.13 beautiful level acres, fronts 136 feet on Trice Road and borders Bartons Creek in the back, has city water available, soils tested and septic approved for 4 bedroom residence, restricted to site built homes, no mobile or doublewide homes allowed. Land is level, open with scattered trees and some wooded area in the back.</p> <p style="text-align: center;">Opportunity is Knocking - Seldom Do Parcels of This Size Come Available West of Lebanon!!</p> <p style="text-align: center;">- Open For Inspection - Look At Your Convenience -</p> <p style="text-align: center;">Call Clay Sanders at 615-504-3568 For Further Information</p>	
 <p style="font-size: small;">YOUR COMMUNITY'S TRUSTED REALTY AND AUCTION COMPANY</p>	<p style="font-size: large; font-weight: bold; color: white;">615.444.0909</p> <p style="font-size: small; color: white;">www.AgeeAndJohnson.com</p> <p style="font-size: x-small; color: gray;">Jay White, Principal Auctioneer - License #2509</p>

Listed By (Agent):

Clay Sanders

Phone (Office): 615-444-0909

Phone (Cell): 615-504-3568

Email: claysanders11@gmail.com



ABSOLUTE AUCTION

SATURDAY SEPTEMBER 18, 2021

LOCATION TRICE RD • LEBANON TN 37087

DIRECTIONS:

From I-40 take Exit-236, travel north on South Hartmann Drive for 4.4 miles, turn left on Coles Ferry Pike, travel for 2 miles, turn left on Trice Road. Watch for signs!!!

29.13 PRIME ACRES

BEAUTIFUL BUILDING SITE

Utility Water • Septic Approved

Ideal for Horses, Cattle & Other Livestock

29.13 Beautiful Level Acres

Fronts 136 feet on Trice Road and borders Bartons Creek in the back

City Water available

Soils Tested & Septic Approved for **4** Bedroom Residence

Restricted to Site Built Homes, No Mobile or Doublewide Homes allowed

Land is level, open with scattered trees and some wooded area in the back

Ideal for Horses, Cattle & Other Livestock - Greenbelt Opportunity

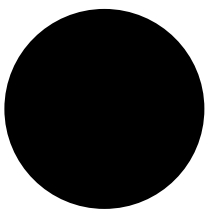
Seldom Do Parcels of

This Size Come Available West of Lebanon!!

Open For Inspection - Look At Your Convenience

UTILITY WATER • SOILS TESTED

Land is open for inspection • Look at your convenience



Call Clay Sanders at 615-504-3568 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

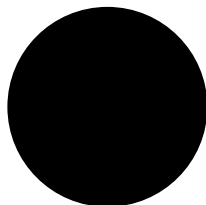
SALE DATE TERMS: Pay 20% non-refundable deposit and sign purchase contract. Balance due upon delivery of deed.

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

BUYERS ARE ENCOURAGED TO MAKE ANY AND ALL INSPECTIONS AND DUE DILIGENCE PRIOR TO SALE DATE. SELLING AS IS.

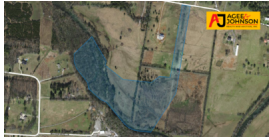
ALL ANNOUNCEMENTS MADE DAY OF SALE TAKE PRECEDENCE OVER PREVIOUS ADVERTISING, ALL INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED.

Jay White, Principal Auctioneer - License #2309



Contact **Agee & Johnson** Today!

Auction Date	2021-09-18
Buyer's Agent Comp.	Call for Details
Address Street	Trice Rd
Address City	Lebanon
Address State	TN
Address Zipcode	37087
County	Wilson
Property Status	Listed / Active
Auction Highlights	Absolute Auction Saturday September 18, 2021 @ 10am 29.13 Acres • Beautiful Building Tract • 4 Bedroom Site
Auction Time Start	10:00 am
Auction Type	absolute
Is Home	no



Tract Id: Labanah TN
29.13 Acres



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](https://www.yelp.com)

Area Restaurants 20+

#	Name	Type	Distance	Phone	Rating
1	1 China	Chinese	2.77 mi	(615) 965-2937	7 Review(s) 3.5
2	Pizza Hut	Italian	2.89 mi	(615) 449-3875	7 Review(s) 3.0
3	Snow White Drive In	American (Traditional)	2.9 mi	(615) 443-4299	102 Review(s) 4.0
4	Taco Bell	Mexican	2.91 mi	(615) 453-4225	6 Review(s) 3.5
5	Frankie's Cafe	Cafes	2.92 mi	(615) 449-3140	7 Review(s) 3.5
6	The Smoke House by Hoite's	Barbeque	2.93 mi	(615) 444-8300	1 Review(s) 3.0
7	Stroud's Barbeque	Barbeque	2.97 mi	(615) 444-6695	26 Review(s) 3.5
8	Body Kneads	Skin Care	2.99 mi	(615) 449-7880	20 Review(s) 4.5
9	Dairy Queen Grill & Chill	Burgers	3.01 mi	(615) 239-3505	7 Review(s) 2.5
10	Arby's	Fast Food	3.01 mi	(615) 444-6044	7 Review(s) 2.5
11	Honey Baked Ham Company	Meat Shops	3.03 mi	(615) 443-4267	8 Review(s) 3.0
12	Wendy's	Burgers	3.04 mi	(615) 547-4391	9 Review(s) 2.0
13	Krystal	Burgers	3.07 mi	(615) 444-7587	7 Review(s) 2.0
14	McDonald's	Fast Food	3.11 mi	(615) 449-1833	17 Review(s) 1.0
15	Jimmy John's	Sandwiches	3.13 mi	(615) 784-4700	3 Review(s) 3.0
16	Subway Restaurants	Sandwiches	3.15 mi	(615) 443-3400	4 Review(s) 3.0
17	Papa John's Pizza	Pizza	3.16 mi	(615) 443-7272	8 Review(s) 2.5
18	Rice Box	Chinese	3.16 mi	(615) 449-9488	30 Review(s) 4.5
19	Jersey Mike's Subs	Sandwiches	3.17 mi	(615) 444-9886	8 Review(s) 3.5

20 Papa Murphy's Pizza 3.17 mi (615) 444-9211 5 Review(s) 3.5

Area Grocery 20+

#	Name	Type	Distance	Phone	Rating
1	Publix Super Markets	Grocery	2.76 mi	(615) 444-2581	10 Review(s) 3.5
2	H. G. Hill's Grocery Store	Grocery	2.94 mi		1 Review(s) 1.0
3	Kroger	Grocery	3.2 mi	(615) 449-4631	6 Review(s) 3.5
4	Al's Foodland	Grocery	3.26 mi	(615) 449-8293	1 Review(s) 5.0
5	La Tienda Hispana	Grocery	4.4 mi	(615) 444-9859	8 Review(s) 4.5
6	Walmart Supercenter	Department Stores	5.22 mi	(615) 444-0471	21 Review(s) 2.0
7	ALDI	Grocery	5.24 mi	(855) 955-2534	3 Review(s) 4.5
8	Stagecoach General Store	Grocery	9.33 mi	(615) 452-0808	1 Review(s) 1.0
9	Publix Super Markets	Grocery	10.54 mi	(615) 758-9830	3 Review(s) 5.0
10	Publix Super Markets	Grocery	10.55 mi	(615) 758-4200	15 Review(s) 4.0
11	Kroger	Grocery	10.63 mi	(615) 773-8700	6 Review(s) 3.5
12	Houston Meat & Produce	Grocery	10.69 mi	(615) 758-7226	29 Review(s) 4.5
13	Cedar Creek Market	Grocery	10.78 mi	(615) 773-6006	1 Review(s) 3.0
14	Kroger	Grocery	11.11 mi	(615) 451-2803	6 Review(s) 2.5
15	H.G. Hill Market	Grocery	11.21 mi	(615) 452-0122	2 Review(s) 3.0
16	ALDI	Grocery	11.46 mi	(855) 955-2534	3 Review(s) 4.5
17	Rice's Country Ham Store	Grocery	11.49 mi	(615) 758-2362	6 Review(s) 5.0
18	Walmart Supercenter	Grocery	11.51 mi	(615) 452-8452	11 Review(s) 1.5
19	Publix Super Markets	Grocery	11.54 mi	(615) 451-6285	9 Review(s) 5.0
20	ALDI	Grocery	11.79 mi	(855) 955-2534	3 Review(s) 4.5

Area Health / Medical 20+

#	Name	Type	Distance	Phone	Rating
1	Vanderbilt Wilson County Hospital	Hospitals	2.72 mi	(615) 444-8262	10 Review(s) 2.5
2	CareNow	Urgent Care	2.77 mi	(615) 938-7171	8 Review(s) 4.5
3	Tate John MD	Ear Nose & Throat	2.78 mi	(615) 444-6667	3 Review(s) 2.5
4	Womens Health Center	Obstetricians & Gynecologists	2.81 mi	(615) 449-6780	4 Review(s) 1.5
5	Tennessee Implant & Oral Surgery	Oral Surgeons	2.82 mi	(615) 453-7800	2 Review(s) 3.5
6	The Town Doctor - Direct Primary Care	Family Practice	2.82 mi	(615) 547-6930	4 Review(s) 4.0
7	Cumberland Chiropractic and Sports Medicine	Chiropractors	2.83 mi	(615) 444-2234	2 Review(s) 5.0
8	Porter Dentistry, Chad Porter DDS & Tonia Porter, DDS	Pediatric Dentists	2.84 mi	(615) 449-3222	7 Review(s) 5.0
9	Be Still & Breathe Salt Wellness Center	Halotherapy	2.84 mi	(615) 470-8500	3 Review(s) 4.5
10	Lebanon Dental Care	General Dentistry	2.86 mi	(615) 784-4330	3 Review(s) 1.5
11	Optometric Physicians of Middle Tennessee	Optometrists	2.86 mi	(615) 444-2359	2 Review(s) 3.0
12	Doctor's Office	Doctors	2.91 mi	(615) 453-3645	1 Review(s) 2.0
13	Neuhaus Foot & Ankle	Podiatrists	2.91 mi	(615) 219-5123	4 Review(s) 4.0
14	Witherow Orthodontics	Orthodontists	2.91 mi	(615) 754-2027	1 Review(s) 5.0
15	Results Physiotherapy - Lebanon	Physical Therapy	2.93 mi	(615) 443-9036	1 Review(s) 5.0
16	Lifecare Family Services	Counseling & Mental Health	2.93 mi	(615) 453-1606	2 Review(s) 1.0
17	Lindsay Backus, Speech-Language Pathologist	Speech Therapists	2.94 mi	(318) 243-4395	2 Review(s) 5.0
18	Vanderbilt Eye Institute	Ophthalmologists	2.95 mi		3 Review(s) 2.5
19	Pinnacle Dermatology- Lebanon	Dermatologists	2.96 mi	(615) 994-8201	2 Review(s) 1.0
20	John Kane, MD	Pediatricians	3 mi	(615) 443-6833	1 Review(s) 1.0

Area Attractions / Things to Do 20+

#	Name	Type	Distance	Phone	Rating
1	Maple Hill Road Driving Range	Golf	0.78 mi	(615) 444-4833	2 Review(s) 2.5
2	Young's Performance Skis & Cycles	Jet Skis	2.52 mi	(615) 449-2373	1 Review(s) 1.0
3	Sports Village Fitness	Gyms	2.8 mi	(615) 449-0031	10 Review(s) 4.0
4	Premier Martial Arts	Martial Arts	2.89 mi	(615) 443-4783	1 Review(s) 5.0
5	World Classic Martial Arts	Martial Arts	2.89 mi	(615) 547-9606	1 Review(s) 5.0
6	Body Kneads	Skin Care	2.99 mi	(615) 449-7880	20 Review(s) 4.5
7	Pro Pools	Swimming Pools	3.02 mi	(888) 352-7582	14 Review(s) 1.5
8	Don Fox Park	Parks	3.1 mi	(615) 449-0303	10 Review(s) 4.0
9	Julia's Body Shop	Trainers	3.11 mi	(615) 828-5385	2 Review(s) 5.0
10	Planet Fitness	Gyms	3.37 mi	(615) 994-6905	2 Review(s) 3.0
11	Jimmy Floyd Family Life Center	Fitness & Instruction	3.43 mi	(615) 453-4545	4 Review(s) 3.5

12	David Deaton Karate Studios	Martial Arts	3.47 mi	(615) 547-1754	3 Review(s) 5.0
13	Pro Bowling Center	Bowling	3.52 mi	(615) 449-3898	6 Review(s) 3.5
14	Guardian MMA Lebanon	Brazilian Jiu-jitsu	3.67 mi	(615) 506-0428	1 Review(s) 5.0
15	Wilkies Outfitters	Rafting/Kayaking	4.2 mi	(615) 784-4179	1 Review(s) 5.0
16	Profectus Jiu-jitsu Lebanon	Brazilian Jiu-jitsu	4.31 mi	(804) 305-2321	1 Review(s) 5.0
17	The Dancing Lights Of Christmas	Kids Activities	5.34 mi		13 Review(s) 3.0
18	The Gun Room	Sporting Goods	5.74 mi	(615) 453-6030	6 Review(s) 5.0
19	Xtreme Paintball	Paintball	5.98 mi	(615) 547-2324	8 Review(s) 3.0
20	Anytime Fitness	Gyms	6.3 mi	(615) 547-4736	7 Review(s) 4.5

Area Shopping 20+

#	Name	Type	Distance	Phone	Rating
1	Cracker Barrel Corporate Office	Flowers & Gifts	2.54 mi	(615) 444-5533	11 Review(s) 2.0
2	Gibbs Pharmacy	Drugstores	2.84 mi	(615) 449-3355	6 Review(s) 2.5
3	Optometric Physicians of Middle Tennessee	Optometrists	2.86 mi	(615) 444-2359	2 Review(s) 3.0
4	Renaissance Fiber Arts	Shades & Blinds	2.94 mi	(615) 295-5759	1 Review(s) 5.0
5	Arnold's Safe & Lock	Keys & Locksmiths	2.94 mi	(615) 286-5625	1 Review(s) 5.0
6	Harbor Freight	Hardware Stores	2.95 mi	(615) 453-5261	1 Review(s) 5.0
7	Vanderbilt Eye Institute	Ophthalmologists	2.95 mi		3 Review(s) 2.5
8	Aaron's	Electronics	2.96 mi	(615) 453-2286	2 Review(s) 1.0
9	Tractor Supply	Hardware Stores	2.96 mi	(615) 449-4466	5 Review(s) 2.5
10	Harbor Freight	Hardware Stores	2.96 mi	(615) 527-4242	1 Review(s) 5.0
11	The Jewelers	Jewelry	2.97 mi	(615) 547-4444	2 Review(s) 5.0
12	Pro Pools	Swimming Pools	3.02 mi	(888) 352-7582	14 Review(s) 1.5
13	K2 Agriculture & Turf	Farming Equipment	3.07 mi	(615) 547-6551	4 Review(s) 2.0
14	Wilson Farmers Co-Op	Farming Equipment	3.08 mi	(615) 444-5212	1 Review(s) 5.0
15	Verizon	Mobile Phones	3.09 mi	(615) 443-2355	7 Review(s) 3.0
16	Beauty Boutique	Cosmetics & Beauty Supply	3.13 mi	(615) 547-4468	2 Review(s) 3.0
17	GG's Jewelry & Gifts's	Jewelry	3.18 mi	(615) 449-8594	1 Review(s) 5.0
18	Bargain Hunt	Discount Store	3.19 mi	(615) 547-1654	7 Review(s) 3.5
19	T-Mobile	Mobile Phones	3.2 mi	(615) 784-4269	5 Review(s) 4.0
20	Lebanon Gun Shop	Guns & Ammo	3.21 mi	(615) 547-9600	4 Review(s) 3.5