

ABSOLUTE AUCTION

**Saturday
April 22, 2023
10:00 AM**

EAST RICHMOND SHOP ROAD, LEBANON, TN 37090

Directions: From Historic Lebanon Square travel south on US-231S/Murfreesboro Road, 7.4 miles, turn left onto East Richmond Shop Road. Watch for signs!!!

**68+ PRIME ACRES
SELLING IN 16 TRACTS - 1.08-8.66 ACRES**



68+ Level Acres located on East Richmond Shop Road. These Tracts range in size from 1.08 to 8.66 Acres, carefully divided into 16 Building Tracts. All Tracts front East Richmond Shop Road, have utility water available at the road, Soils Tested for Septic System (details sale date) and Restricted to 1500 sq. ft. minimum site built homes. No mobile or modular homes. Excellent Building Sites with Open Fields, Wooded Areas. Conveniently located close to Lebanon or Murfreesboro and easy access to I40 & I840.

LOOK AT YOUR CONVENIENCE

**PRIME BUILDING TRACTS
BEAUTIFUL LEVEL LAND • OPEN FIELDS • MATURE TREES**

Tract 1: 7.30 Acres - Privacy Acreage

Tract 2: 7.02 Acres - Mostly Open, Beautiful Building Lot

Tract 3: 1.29 Acres - Prime Building Lot

Tract 4: 1.08 Acres - Prime Building Lot

Tract 5: 1.08 Acres - Prime Building Lot

Tract 6: 1.30 Acres - Prime Building Lot

Tract 7: 6.67 Acres - Mostly Open, Beautiful Building Lot

Tract 8: 8.23 Acres - Open, Scattered Trees, Estate Lot

Tract 9: 2.39 Acres - Prime Building Lot

Tract 10: 6.04 Acres - Open, Scattered Trees

Tract 11: 7.01 Acres - Open & Wooded, Privacy Acreage

Tract 12: 5.90 Acres - Mostly Open Building Lot

Tract 13: 1.52 Acres - Prime Building Lot

Tract 14: 1.22 Acres - Prime Building Lot

Tract 15: 1.35 Acres - Prime Building Lot

Tract 16: 8.66 Acres - Privacy Acreage, Large Barn

Call Jay White at 615-308-4421 or 615-444-0909 For Further Information

FINANCING: Available through Wilson Bank & Trust - Daniel Sampson - 615-444-2265; or Southern Bank of Tennessee - Drew Dixon - 615-444-3700; or Liberty State Bank - David Penuel - 615-444-4166; or contact lender of your choice to prequalify prior to sale.

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 2023 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

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

615.444.0909

www.AgeeAndJohnson.com