

ABSOLUTE AUCTION

**Saturday
March 2, 2024
10:00 AM**

BURNT HOUSE ROAD, LEBANON, TN 37090

Directions: From the Historic Lebanon Square travel east on East Main Street, turn right on South College Street, continue onto TN-266 S/Cainsville Road, approximately 8 miles, turn right onto Burnt House Road. Watch for signs!!!

34+ BEAUTIFUL ACRES SELLING IN 4 ESTATE TRACTS



34+ Beautiful Acres Selling in 4 Estate Tracts, ranging in size from 6.00 to 12.50 Acres. Utility Water Available, Soils Tested, Septic Approved (details sale date) and Restricted to 1,600 sq. ft. site built homes, no mobile or modular homes. Perfect for your Homestead or Barndominium, Excellent Building Sites, Land Lays Level to Gently Rolling, Open Fields and Wooded Areas with Mature Trees with plenty of room for children to play and pets to roam, perfect for horses, cattle and other livestock.

• **WATERTOWN SCHOOL DISTRICT** •

————— *Open For Inspection • Look At Your Convenience* —————

—— PRIME BUILDING TRACTS —— BEAUTIFUL LAND • OPEN FIELDS • MATURE TREES

Tract 1: 6.00 Acres - Beautiful Building Site, serene environment with mature trees

Tract 2: 9.38 Acres - Beautiful Building Site, peaceful surroundings with abundant wildlife

Tract 3: 6.94 Acres - Breathtaking Building Site, panoramic views, large open and wooded tract

Tract 4: 12.50 Acres - Beautiful Building Site, mature trees and open land with views of nature's beauty

Jay White at 615-308-4421 or 615-444-0909 For Further Information
Garry Maxey, Owner

FINANCING: Available through Wilson Bank & Trust - Daniel Sampson - 615-444-2265; or Southern Bank of Tennessee - Drew Dixon - 615-758-6600; 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 2024 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



615.444.0909

www.AgeeAndJohnson.com

Sign Up For Our Email List

