

ABSOLUTE AUCTION

Saturday
April 20, 2024
10:00 AM

3160 HARTSVILLE PIKE, LEBANON, TN 37087

Directions: From Historic Lebanon Square, take North Cumberland (Hwy. 231) to second traffic light, right onto East High Street (70 Bypass), turn left at first traffic light onto Hartsville Pike (Hwy. 141), 3.1 miles to auction. Watch for signs!!!

**58+/- BEAUTIFUL ACRES
4 BED • 4 BATH EXECUTIVE HOME
SELLING IN 8 TRACTS - 2.02-12.30 ACRES**



58+/- Picturesque Acres on the North Side of Lebanon. These tracts range in size from 2.02 Acres - 12.30 Acres. Located in the highly desirable Carroll-Oakland School District, Conveniently Located Close to Historic Lebanon Square, Shopping Conveniences and still in a Quiet Country Setting. All tracts front Hartsville Pike, have Utility Water, Soils have been Tested for Septic Systems (details sale date) and Restricted to 1,600 sf Site Built Homes, No Mobile or Modular Homes. Exceptional Building Sites.

**PRIME BUILDING TRACTS
BEAUTIFUL LEVEL TO ROLLING LAND • MATURE TREES**

**Tract 4 - Executive Home - 4,100 sq. ft. • 9.28 Acres
4 Bedrooms • 4 Bath • 4 Car Garage • Barn**

UTILITY WATER • SOILS TESTED FOR SEPTIC • OPEN FOR INSPECTION • LOOK AT YOUR CONVENIENCE

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 - Matt Pillow - 615-773-0184; 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

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

615.444.0909

www.AgeeAndJohnson.com

Sign Up For Our Email List

