

ABSOLUTE AUCTION

**Saturday
April 27, 2024
10:00 AM**

8353 CAINSVILLE ROAD, LEBANON, TN 37090

Directions: From Historic Lebanon Square: Go South Cumberland (231-S), turn left onto Tennessee Blvd., turn right onto Cainsville Road, go approximately 8 miles to property on left. Watch for signs!!!

From Murfreesboro: Take TN-96 E Lascassas Pike, left onto Cainsville Road, go approximately 12 miles to property on right. Watch for signs!!!

**126 PRIME ACRES • TWO-STORY HOUSE
SELLING IN 6 TRACTS • 5-50 ACRES
LEVEL TO GENTLY ROLLING • OPEN FIELDS • PRETTY WOODED AREAS**



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

126.76 Acres, Divided into 6 Beautiful Acreage Tracts, ranging in size from 5.01 to 50.70 Acres each. All Tracts front Cainsville Road, have Utility Water Available, Soils Tested for Septic Systems (details sale date), and Restricted to 1,600 sq. ft. Minimum Size Site Built Homes, No Manufactured Homes Allowed. Land Lays Level to Gently Rolling, Creek Running Through Property, Combination of Open Fields and Pretty Wooded Areas. Timber Buyers Take a Look!

Tract 6: 6.40 Acres with 498' Road Frontage, Improved with Stately Two-Story Home in a Park-Like Setting. House has approximately 2,800 sq. ft., 7 Large Rooms, 2 Baths, Wrap Around Porch, Central Heat & Air (1st Floor), 20' x 20' Carport, Barn & Outbuildings.

Tract 1: 50.70 Acres

Tract 3: 25.84 Acres

Tract 5: 10.29 Acres

Tract 2: 28.51 Acres

Tract 4: 5.01 Acres

Call Jim Agee at 615-444-0909 or 615-504-0963 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.

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. 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



YOUR COMMUNITY'S TRUSTED
REALTY AND AUCTION COMPANY

615.444.0909

www.AgeeAndJohnson.com

