

ABSOLUTE AUCTION

**Saturday
March 18, 2023
10:00 AM**

217 PRIMROSE LANE, LEBANON, TN 37087

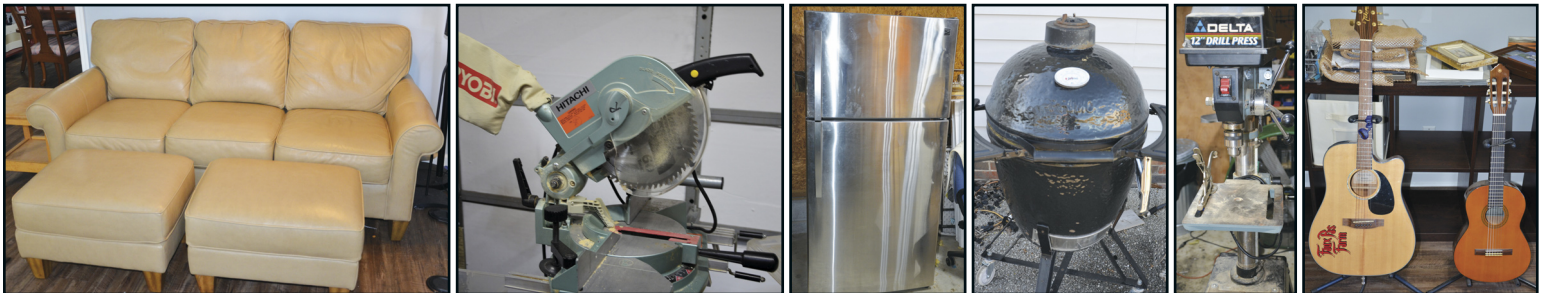
Directions: From Lebanon Public Square, go West Main Street 3.3 miles, turn right on Maple Hill Road, go .4 mile, turn left on Primrose Lane, got to 217. Watch for signs!!!

**1,700 SQ. FT. ONE LEVEL HOME • SUMMERCREST SUBDIVISION
3 BEDROOMS • 2 1/2 BATHS • TWO CAR GARAGE**



Neat, Clean Vinyl Sided Home with Split-Bedroom Floor Plan, built in 1989 with approximately 1,708 sq. ft. of living area, consists of Living Room with 10' ceiling and gas log fireplace, Dining Room, Kitchen with Eating Bar and Stainless Appliances, Three Bedrooms, Two and One Half Baths, Laundry Room, and Two-Car Attached Garage. House was recently painted inside and vinyl plank flooring installed throughout, Central Heat and Air plus separate unit for the garage. Nice Lot, Paved Drives, 24'x30' Metal Carport, Nice Private Back Yard. Opportunity is Knocking!!!

NICE CLEAN FURNITURE • WOODWORKING • EQUIPMENT • MUCH MORE
Selling for Cash or Good Check Sale Date



FURNITURE: 2 Leather Sofas & 2 Ottomans-Flexsteel • Coffee Table • 2 End Tables • Leather Wing Back Chair • Large Flat Screen TV • Bose Surround Sound System • Dining Table-6 Chairs • Small Sideboard • Bookshelf • 4 Bar Stools • Queen Bed • Small Glass Door Bookcase • 3 Drawer Lateral File • Sony Flat Screen TV with Sound Bar • Nightstand • King Size Bed • Wing Back Chair • Pictures & Frames • Yard Bench & 2 Tables • Rubbermaid Yard Cart • Lifetime Picnic Table • Outdoor Glider Chair/Side Table • Primo Ceramic Grill

WOODWORKING/TOOLS: Milwaukee M28 Hammer Drill Sawzall • Circular Saw • Milwaukee M18 Blower, Vacuum, Impact Driver, Compact Router, Jigsaw • Dewalt 10" Tablesaw with Cart • Delta Shopmaster Sander • Hitachi Miter Saw • Stablemate Saw Stand • Porter Cable Router • Delta Table Saw with Stand • Ridged 16 Gal. Shop Vac • Porter Cable Deluxe Dovetail Jig • Craftsman Tool Set • Drill Bit Sets-Milwaukee, Dewalt, Fastner Bits • Extension Cords • Porter Cable Pancake Air Compressor • Galvanized Trash Cans • Husky Tool Chest • Wood Clamps • Hardware: Nails, Screws, Bolts • Big Country 36" Fan • 3 Sheets-3/4" Plywood some 2x's • 2 Husky 46" Work Table-Adjustable Height • Dremel Tool with Several Attachments • Husky Airtank • Delta 12" Drill Press • Punch Set Numbered • Grease Gun & Bucket • Folding Sawhorses

HOUSEHOLD: Kenmore Refrigerator & Freezer • Heaters • 8' Plastic Folding Table • Bath Towels • Bed Linens • Pots • Pans • Cooking Utensils • Lodge Skillet & Wok • Lodge Enamel Dutch Oven • 4 Place Setting Noritake Stoneware • Amana Washer & Dryer • Electric Space Heater • Al Clad Steamer • Keurig Coffee Maker • Stainless Steel Microwave Oven

ELECTRONICS/INSTRUMENTS/GUN/MISC.: Panasonic Stereo • Bose Radio/CD Player • Takamine G Series 6 String Guitar • Yamaha CGS104A Guitar • Ibanez Amp • Apple Laptop Mac Book Pro • Apple Mac Book Pro • HP • Magtech 1992 410 SS Shotgun • Dog Play Pen • 2 Wheeler • 1/2 Plane Prop • Several Remote Control Airplanes-Gas & Electric • Remote Control Airplane Parts-Controllers-Kits

Call Jim Agee at 615-444-0909 or 615-504-0963 For Further Information
Estate of George Rohr

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