

ABSOLUTE AUCTION

**Saturday
June 4, 2022
10:00 AM**

PHILLIPS ROAD, LEBANON, TN 37087

Directions: From Historic Lebanon Square, travel north on North Cumberland Street, .3 mile, turn right onto East High Street, .4 mile, turn left onto Rome Pike, 2.5 mile, turn left onto US-70N / Carthage Hwy., 1.7 miles, turn left onto Old Rome Pike, 1.5 miles, turn left onto Phillips Road, 1.1 miles, property is on the right. Watch for signs!!!

**98+ PRIME ACRES
SELLING IN 12 TRACTS - 5.03 TO 16.21 ACRES**



Utility Water Available • Septic Approved

98+ Rolling to Level Acres Located on Phillips Road. These tracts range in size from 5.03 to 16.21 acres. Located in the highly desirable Tuckers Crossroads School District. All tracts front Phillips Road, have utility water available, soils have been tested for septic systems (details sale date) and restricted to 1,600 sq. ft. site built homes, no mobile or doublewide homes allowed. Excellent building sites, with breathtaking views.

**BEAUTIFUL LAND - OPEN & WOODED
OPEN FOR INSPECTION - LOOK AT YOUR CONVENIENCE**

**Call Jay White at 615-308-4421 or Rick Thorne at 615-347-4285
For Further Information**

FINANCING: Available through Wilson Bank & Trust - Daniel Sampson - 615-444-2265; or Southern Bank of Tennessee - Chris Crowell - 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: Court Deed will be furnished upon confirmation of sale by the Chancery Court; 2022 property taxes will be prorated to date of deed; possession given 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