

ABSOLUTE AUCTION

**Saturday
October 15, 2022
10:00 AM**

724 HORN SPRINGS ROAD, LEBANON, TN 37087

Directions: From Historic Lebanon Square, travel west on West Main St. for 4 miles, turn right onto Horn Springs Rd. Watch for signs!!!

**128+ BEAUTIFUL ACRES
3 BEDROOM COUNTRY HOME
SELLING IN 22 TRACTS - 5.02-10.08 ACRES**



128+ Picturesque Acres on the West Side of Lebanon, close to Hamilton Springs with the Music City Star, Cafe, Fitness Center, Spa and more. Enjoy this Quiet Country Setting with Lebanon Center and Publix less than 2 miles away. Conveniently located close to churches, schools, shopping, golf course and other amenities.

**PRIME BUILDING TRACTS
BEAUTIFUL ROLLING TO LEVEL LAND • OPEN FIELDS • CONVENIENT LOCATION**

Amazing Views, Level to Rolling Land with Open Fields. Tracts front Old Horn Springs Road or Horn Springs Road, have Utility Water, Soils have been tested for Septic Systems (details sale date) and restricted to 2,500 Sq ft site built homes, 1,800 Sq ft first level. Exceptional Building Sites.

UTILITY WATER • SOILS TESTED FOR SEPTIC • 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 - 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 2022 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



615.444.0909

www.AgeeAndJohnson.com