

ABSOLUTE AUCTION

**Saturday
April 29, 2023
10:00 AM**

1542 HORN SPRINGS ROAD, LEBANON, TN 37087

Directions: From Lebanon Public Square head west on West Main Street, 4.2 miles, turn right onto Horn Springs Road, 1.7 miles. Watch for signs!!!

**33.85 PRIME ACRES • CUSTOM BRICK HOME
LOG CABIN • BARN • SELLING IN 6 ACREAGE TRACTS**



33.8 Picturesque Acres selling in 6 Beautiful Acreage Tracts. All tracts front Horn Springs Road, Laguardo Utility Water available at the road, Soils Tested, Septic Approved and restricted to 2,500 sq. ft. minimum size site built homes. Land lays Level to Gently Rolling, Open Fields and Wooded Areas, Spring Fed Pond and Babbling Brook running through property.

Tract 1: 5.03 Acres, fronts 50 feet Horn Springs Road, Beautiful Open Field, Septic Approved for 5 Bedrooms

Tract 2: 3.39 Acres, fronts 412 feet on Horn Springs Road, Improved with Custom Built, One Owner Brick Home in a Beautiful Setting. House contains approximately 2,680 sq. ft., plus Two-Car Garage, Consists of Entrance Foyer, Living-Dining Room Combination, Large Den with Fireplace, Kitchen with Eating Bar, lots of Cabinetry, Three Bedrooms with Beautiful Hardwood Floors, Two Tiled Baths, Sun Room, Office and Laundry Room, Central Heat & Air, 15' x 16' Log Cabin with Stone Fireplace, Gazebo, Paved Drive and Babbling Brook.

Tract 3: 8.38 Acres, fronts 50 feet on Horn Springs Road, Mostly Open, some Wooded Area, Improved with 30' x 40' Barn with Loft, Spring Fed Pond and Branch. Septic Approved for 5 Bedrooms.

Tract 4: 5.71 Acres, fronts 177 feet on Horn Springs Road, Beautiful Building Site, 5 Bedroom Septic Approval

Tract 5: 6.29 Acres, fronts 173 feet on Horn Springs Road, Breathtaking Building Site, 5 Bedroom Septic Approval

Tract 6: 5.02 Acres, fronts 205 feet on Horn Springs Road, Fantastic Building Site, 5 Bedroom Septic Approval

LAND OPEN FOR INSPECTION • LOOK AT YOUR CONVENIENCE

**J.D. TRACTOR • EQUIPMENT • J.D GATOR • BUGGY • SLEIGH • WOODWORKING
TOOLS • ANTIQUES • COLLECTIBLES • NICE FURNITURE • GLASSWARE**

Selling for Cash or Good Check Sale Date

Call Jim Agee at 615-444-0909 or 615-504-0963 For Further Information
Robert "Bob" and Ann Vanhooser Estate

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

615.444.0909

www.AgeeAndJohnson.com