

# ABSOLUTE AUCTION

Thursday  
September 21, 2023  
6:00 PM

**1003 WEST MAIN STREET, LEBANON, TN 37087**

Directions: From Historic Lebanon Square travel west on West Main Street for 1 mile. Watch for signs!!!

## LOCATION! LOCATION! LOCATION!



## COMMERCIAL PROPERTY IN THE HEART OF LEBANON

**.34 +/- Acre Zoned Commercial General**

⇒ For Commercial General Use • [bit.Ly/LebanonCG](https://bit.ly/LebanonCG)

**75 +/- Feet Road Frontage • Property Improved with a Two Office Sales Suite**

**Highly Desirable Location - Daily Traffic Count 14,856**

Commuter Rail 1.3 miles, I-40 3 miles, Lebanon Municipal Airport 2.5 miles

### TWO OUTBUILDINGS TO BE SOLD SEPERATELY

**12 x 28 Lofted Barn Shed with Roll Up Garage Door, 2 Windows & Door  
8 x 10 Storage Shed - Outbuildings To Be Moved**

Call Jay White at 615-308-4421 or 615-444-0909 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. Subject to confirmation of the Chancery Court of Wilson County.

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.

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](http://www.AgeeAndJohnson.com)