

ABSOLUTE AUCTION

Saturday
September 12, 2020
10:00 AM & 1:00 PM

10 AM - SELLING 455 THOMAS ROAD, LEBANON, TN

Directions: From Lebanon square head North on US Hwy 231 for 5.2 miles, take slight left onto Old Hunters Point Pike North, go 1 mile, continue straight onto Canoe Branch Road, go .1 mile, turn left onto Thomas Road, go .5 miles. Property on right. Watch for signs!

1 PM - SELLING 7271 UNION CAMP ROAD, LAFAYETTE, TN

Directions: From Hartsville, take Hwy. 10 to Lafayette, Turn Right on Hwy. 52, go 4.4 miles, turn right on Browns Road, go .6 mile, turn left on Hwy. 262 / Union Camp Road, go 5.4 miles. Property on left . Watch for signs!

2 INVESTMENT PROPERTIES LOCATED IN LEBANON AND LAFAYETTE, TN



455 THOMAS RD., LEBANON, TN



7271 UNION CAMP RD., LAFAYETTE, TN

SELLING AT 10:00 AM - 455 THOMAS RD., LEBANON, TN: 2 bedroom, 1 bath home with kitchen with built in cabinets, window air, electric heat. Large lot with mature trees.

SELLING AT 1:00 PM - 7271 UNION CAMP RD., LAFAYETTE, TN: 2 bedroom, 1 bath single-wide trailer with kitchen with built in cabinets, central heat & air. Large lot. Great fixer upper. Handy Man Special!

Call Jay White 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 - David Penuel - 615-444-3700; or contact lender of your choice to prequalify prior to sale.

COVID 19: We encourage persons attending this auction to follow all CDC guidelines while on the premises. You agree to hold Agee & Johnson Realty & Auction, Inc. harmless in the event you should contract Covid 19 or any other communicable disease.

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 2020 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.



615.444.0909

www.AgeeAndJohnson.com