

# ABSOLUTE AUCTION

**Saturday**  
**March 16, 2019**  
**beginning @ 10:00 AM**

## **Lebanon, Tennessee** **ONE DUPLEX – TWO HOUSES – THREE LOCATIONS**

*ALL WILL BE OPEN FOR INSPECTION 1 HOUR PRIOR TO AUCTION, SALE DATE ONLY.*

### **10 A.M. – BRICK DUPLEX – LOCATED 139 QUITA CIRCLE, LEBANON, TN**

**DIRECTIONS:** From Lebanon Square, go South Cumberland St., turn right on Holloway, left on Piedmont, left on Quita, go to 139. **WATCH FOR SIGNS!**

**DESCRIPTION:** Brick Duplex built in 1976, contains 2156 sq. ft. Each unit consists of living room, kitchen with built-in cabinets, stove & refrigerator, two bedrooms and bath with tub/shower combination, utility closet, central heat & air. Side A rents for \$650 / mo. and Side B rents for \$665 (renter moving). Utilities are metered separately.



### **10:30 A.M. – BRICK HOUSE – LOCATED 104 TEN THROW DR, LEBANON, TN**

**DIRECTIONS:** From Lebanon Square, go South Cumberland St., turn right on Holloway, left on Piedmont, left on Quita, right on Ten Throw to 104. **WATCH FOR SIGNS!**

**DESCRIPTION:** Brick House, built in 1971, approximately 1638 sq. ft., consists of living room, kitchen with built-in cabinets, stove & dishwasher, den/family room, three bedrooms, two tiled baths, central heat & air, patio, nice lot 128' x 190' irregular, with paved drive & wooden storage building remains. **IDEAL FOR HOME OR INVESTMENT.**



### **11 A.M. – FRAME HOUSE – LOCATED 732 COLE AVE, LEBANON, TN**

**DIRECTIONS:** From Lebanon Square, go North Cumberland St., turn left on West Forrest, left on Cole. House is on the corner. **WATCH FOR SIGNS!**

**DESCRIPTION:** Neat, Clean Frame House with vinyl siding, consists of living room, kitchen-dining area with built-in cabinets, stove & refrigerator remain, two bedrooms and bath. House was remodeled 10 to 12 years ago with replacement windows, central heat & air, breaker box, etc. Nice corner lot 67' x 184' irregular. Currently rented for \$585 / month.



**CALL JIM AGEE @ 615-444-0909 FOR FURTHER INFORMATION**

**FINANCING available thru the following lenders: Wilson Bank & Trust, Ralph Mallicoat, 615-444-2265; or Southern Bank of TN, David Penuel, 615-444-3700. Contact the lender of your choice to prequalify prior to sale date.**

**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: Sellers will furnish warranty deed; prorate 2019 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, WE ENCOURAGE YOU 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.**

**AGEE & JOHNSON**  
*Team*

**JIM AGEE, AUCTIONEER**



**PARKS AUCTION**  
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