

ABSOLUTE AUCTION

**Saturday
October 23, 2021
10:00 AM**

2506 CALLIS ROAD, LEBANON, TN 37090

Directions: From I-40 Exit 232 take TN-109S, .9 mile, turn left on Callis Road. Watch for signs!!!

**57.33 PRIME ACRES - SELLING IN 10 TRACTS
LOCATION! LOCATION! LOCATION!**



57.33 Rolling to Level Acres located on Callis Road. These building tracts range in size from 5.01 acres to 9.27 acres. Located in the heart of the Golden Triangle - centrally located between Highway 109, I-40 and I-840. Conveniently located less than 2 miles from the New Hickory Ridge Shopping Center featuring Publix and Whataburger, minutes from Nashville International Airport and 4 miles from the Music City Star - Martha Station. All tracts front Callis Road, have utility water, soils have been tested for septic systems (details sale date), excellent building sites.

Soils Available on Sale Day - Land is Zoned A-1

Tract 1: 9.27 acres, panoramic views, large open and wooded tract with barn

Tract 2: 5.33 acres, dotted with trees and open land

Tract 3: 5.21 acres, improved with a newly updated 1700+ sq. ft. modular home. 3 bedrooms, 2 full baths, large flex space adjoining the open kitchen, owner suite complete with large bath. Beautiful Views! Move in Ready!

Tract 4: 5.02 acres, serene environment with mature trees and open land

Tract 5: 5.01 acres, mature trees and open land with views of nature's beauty

Tract 6: 5.14 acres, tranquil pond, dotted with trees and open land

Tract 7: 5.03 acres, tranquil pond, dotted with trees and open land

Tract 8: 5.01 acres, mature trees and open land with views of nature's beauty

Tract 9: 5.02 acres, serene environment with mature trees and open land

Tract 10: 7.29 acres, panoramic views, wooded and open land with beautiful scenes of wildlife

**BEAUTIFUL LAND - OPEN & WOODED
OPEN FOR INSPECTION - LOOK AT YOUR CONVENIENCE**

Call Jay White at 615-444-0909 or 615-308-4421 For Further Information

FINANCING: Available through Wilson Bank & Trust - Daniel Sampson - 615-444-2265; or Southern Bank of Tennessee - Chris Crowell - 615-444-3700; or Liberty State Bank - David Penuel - 615-444-4166; 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 2021 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