

ABSOLUTE AUCTION

**Saturday
October 22, 2022
10:00 AM**

3121 GWYNN ROAD, LEBANON, TN 37090

Directions: From I-840 take Exit 67 Couchville Pike, head east for 1 mile, turn right onto McCrary Road, 1.1 mile turn left on Gwynn Road. Watch for signs!!!

**13.44 ACRES SELLING IN 6 TRACTS
3 BEDROOM RANCH HOME**



13.44+ Country Acres Selling In 6 Tracts • 3 Bedroom Ranch Home

Tract 1: Improved with 3 Bedroom, 2 Bath Ranch Home. Over 1500 sq. ft., Kitchen with Built-In Cabinets, Dining Room, Living Room and Laundry Room. Great Rehab Project for First Time Home Buyer. 1.04 Acres

Tract 2: 2.45 Acres & Barn

Tract 4: 1.69 Acres

Tract 6: 3.47 Acres

Tract 3: 2.35 Acres

Tract 5: 2.42 Acres

**PRIME BUILDING TRACTS
BEAUTIFUL ROLLING TO LEVEL LAND • OPEN FIELDS**

Level to Rolling Land with Open Fields. Tracts front Gwynn Road, have Utility Water. Soils have been tested for Septic System (details sale date). Restricted to 1400 sq. ft. site built home.

Open for Inspection • Look at Your Convenience

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

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 2022 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

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

615.444.0909

www.AgeeAndJohnson.com