

# ABSOLUTE AUCTION

**Saturday  
February 10, 2024  
10:00 AM**

**1850 PHILLIPS ROAD, LEBANON, TN 37087**

**Directions:** From Lebanon Public Square go east on East Main Street / Carthage Hwy. (70), 4.7 miles, turn left on Old Rome Pike, 1.5 miles, turn left on Phillips Road, go to 1850. Watch for signs!!!

**5.29 ACRES • 14' x 65' MOBILE HOME  
GARAGE APARTMENT • 3 OUTBUILDINGS  
12' X 20' WOOD STORAGE BUILDING SELLING TO BE MOVED**



*Storage Building To Be Moved*



5.29 Level, Fenced Acres, Dotted with Trees, Improved with 1987 Fleetwood Mobile Home (14' x 65') with Metal Roof, 10' x 33' Front Porch, 12' x 24' Covered Deck, Fieldstone Underpinning, Living-Kitchen Combo, 2 Bedrooms, Bath, Utility, Plus Neat Vinyl Siding Garage Apartment with Attached 19' x 31' Carport, Consists of Living Room, Kitchen, Bedroom, Bath, Vinyl Plank & Tile Floors, Hotel Heat and Air Unit. Other Improvements Include Two Metal Garage/Workshop Buildings and Dog Barn. Utility Water and Well on Property.

**IDEAL CO-FAMILY LIVING OR INCOME PRODUCING PROPERTY!!!**

**Call Jim Agee at 615-444-0909 For Further Information Estate of Jackie B. Bonner**

**FINANCING:** Available through Wilson Bank & Trust - Daniel Sampson - 615-444-2265; or Southern Bank of Tennessee - Drew Dixon - 615-758-6600; 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 2024 property taxes; give possession with deed.

**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

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

**615.444.0909**

**www.AgeeAndJohnson.com**