

ABSOLUTE AUCTION

**Saturday
September 21, 2024
10:00 AM**

14954 CENTRAL PIKE , LEBANON, TN 37090

Directions: From I-840 at Central Pike Exit-72, north on Central Pike to first traffic light, left on Central Pike, .2 mile to 14954 Central Pike. Watch for signs!!!

**HOUSE & 1 +/- ACRES • 4 ROOMS & BATH
ZONED RESIDENTIAL • SURROUNDED BY COMMERCIAL & INDUSTRIAL**



**LOCATION • LOCATION • LOCATION - BETWEEN I-40 AND I-840 IN A
HIGHLY DESIRABLE AREA OF COMMERCIAL AND INDUSTRIAL GROWTH**

**One Acre, more or less (new survey sale date) Improved with
Frame House containing 954 sq. ft. per tax records. House consists
of Living Room, Kitchen, 2 Bedrooms, Bath and Utility Room, Cen-
tral Heat & Air Unit, Breaker Box and Detached Storage Building.**

Call Jim Agee at 615-504-0963 or 615-444-0909 For Further Information

FINANCING: Available through Wilson Bank & Trust - Daniel Sampson - 615-444-2265; or Southern Bank of Tennessee - Matt Pillow - 615-773-0184; 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.

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