

ABSOLUTE AUCTION

**Saturday
September 28, 2024
10:00 AM**

ATKINSON ROAD, LEBANON, TN 37090

Directions: From Historic Lebanon Square travel south on US-231 S/S Cumberland St, 6 miles, turn right onto Atkinson Road, .6 mile. From Murfreesboro at Hwy. 66/Walter Hill travel north on US-231 N, 12.6 miles, turn left onto Atkinson Road, .6 mile. Watch for signs!!!

**88+ ACRES • SELLING IN 6 ACREAGE TRACTS
SOILS TESTED • SEPTIC APPROVED • UTILITY WATER**



88+ Acres Selling in 6 Acreage Tracts, Fronting over 1300 feet on Atkinson Rd, Ranging in Size from 11.73 Acres to 21.72 Acres. Utility Water Available. Soils Tested Septic Approved (details available sale date) and Restricted to Site Built Homes, No Mobile or Modular Homes. Perfect for Your Homestead or Barndominium. Land Lays Level to Gently Rolling, Some Open Fields with Mature Trees and Wooded Areas, with Plenty of Room for Children and Pets to Roam. Excellent Park Like Setting Recreational Retreat, Bring Your Four Wheeler, Enjoy the Open Spaces and Wildlife. Close to Cedars of Lebanon State Park yet still only minutes to Downtown Lebanon.

**CENTRALLY LOCATED TO LEBANON AND MURFREESBORO
OPEN FOR INSPECTION • LOOK AT YOUR CONVENIENCE**

Tract 1: 21.72 Acres

Tract 2: 14.59 Acres

Tract 3: 13.26 Acres

Tract 4: 11.73 Acres

Tract 5: 12.77 Acres

Tract 6: 14.11 Acres

Call Pruitt Jones at 615-927-1667 or Jay White at 615-308-4421 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.

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



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