



Auctioneer - Jeff Hallums #3936  
(615) 478-7853  
155 Legends Drive, Suite P  
Lebanon, TN 37087

# ABSOLUTE AUCTION

PRESORTED  
STANDARD  
U.S. Postage  
PAID  
37087  
PERMIT NO. 131

## 17 PROPERTY MEGA AUCTION!

### Hunters Point Pk & Rutledge Ln, Lebanon, TN

**DIRECTIONS:** From Nashville take I-40 East to exit 238. Turn left and go 4.3 miles (straight thru square) and turn right on Rutledge Lane. Property on both sides of Rutledge Lane.

**3% AGENT REFERRAL PAID**

Visit Us Online at [DiscoverRealtyAndAuction.com](http://DiscoverRealtyAndAuction.com)

## ABSOLUTE AUCTION

MLS#: 2639131 - Tract 19 Rutledge Ln



MLS#: 2639104 - 490 Rutledge Ln



MLS#: 2639127 - Tract 13 Rutledge Ln



MLS#: 2639126 - Tract 12 Rutledge Ln



For details call  
**Auctioneer**

**Auctioneer**  
Jeff Hallums #3936  
(615) 478-7853

**(615)444-9800**

**Saturday, May 4th, 2024 @ 9:00 A.M.**

# ABSOLUTE AUCTION

## Hunters Point Pk & Rutledge Ln, Lebanon, TN 38087



Real Estate sells at 10 AM

**6 Homes and 11 tracts of land** ranging from 2-8 acres selling at **Absolute Auction** on Saturday May 4, 2024 beginning at 9 AM. All of these tracts have been **soils tested and approved**. We will have a 40'x40' tent day of sale. If you are working with a real estate agent, we're offering a **3% referral fee**. There will be a **preview date on Saturday April 27th** from noon-4 PM. These tracts will be **restricted to site-built homes only** with a minimum of 1,500 square feet (these restriction do not apply to existing home). Property cannot be further subdivided. This **auction will be held on-site**.

**Preview date for all properties will be Saturday April 27th, Noon - 4 PM.**

MLS#: 2639133 - Tract 24 Rutledge Ln



MLS#: 2639132 - Tract 22 Rutledge Ln



**Sale Date Terms:** Real estate being sold "As Is" and "Where Is". Title opinion to be provided to buyer. 10% Non-refundable deposit day of sale with balance due at closing in approximately 30 days. No inspection, finance or any other contingencies. Discover Realty & Auction represent the sellers of this property. For more information contact listing agent Jeff Hallums with Discover Realty & Auction. 5% Buyers Premium. 3% Agent Referral being offered. Referring agents must pre-register their clients no later than 24 hours prior to auction. Announcements made day of sale take precedence over printed material.  
**Buyers Premium:** 5% on Real Estate  
**Listing Agents:** Jeff Hallums  
**Bank Terms:** 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.

**11 Tracts of Land 2-8 Acres Each**

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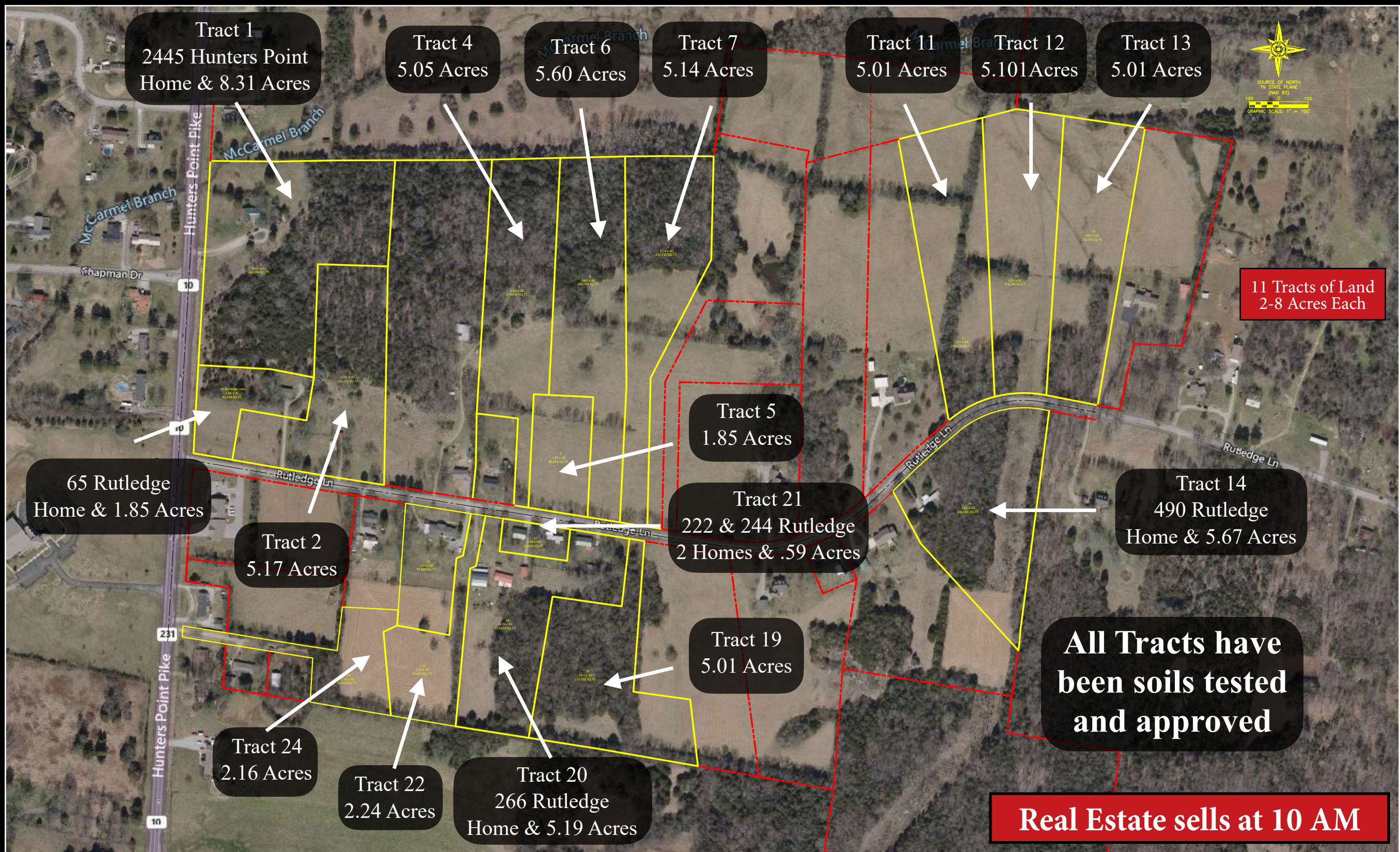


**(615)444-9800**  
*Sale day announcements take precedence over any advertisement. Information believed to be accurate but not guaranteed.*  
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**3% Agent Referral Paid**

# 17 Property Mega Auction! Hunters Point Pk & Rutledge Ln, Lebanon, TN

MLS#	ADDRESS
2639094	2445 Hunters Point Pike
2639095	65 Rutledge Lane
2639104	490 Rutledge Lane
2639109	266 Rutledge Lane
2639113	222 Rutledge Lane
2639113	244 Rutledge Lane
2639116	Tract 2 Rutledge Lane
2639118	Tract 4 Rutledge Lane
2639120	Tract 5 Rutledge Lane
2639121	Tract 6 Rutledge Lane
2639123	Tract 7 Rutledge Lane
2639125	Tract 11 Rutledge Lane
2639126	Tract 12 Rutledge Lane
2639127	Tract 13 Rutledge Lane
2639131	Tract 19 Rutledge Lane
2639132	Tract 22 Rutledge Lane
2639133	Tract 24 Rutledge Lane



MLS#: 2639118 - Tract 4 Rutledge Ln



MLS#: 2639116 - Tract 2 Rutledge Ln



MLS#: 2639120 - Tract 5 Rutledge Ln



MLS#: 2639113 - 222 & 244 Rutledge Ln



MLS#: 2639095 - 65 Rutledge Ln



MLS#: 2639109 - 266 Rutledge Ln



MLS#: 2639094 - 2445 Hunters Point Pk



MLS#: 2639121 - Tract 6 Rutledge Ln



MLS#: 2639125 - Tract 11 Rutledge Ln



MLS#: 2639123 - Tract 7 Rutledge Ln



**Personal Property**  
 Ford 3000 Tractor • Kodiak 6' Bush Hog  
 • Exmark Zero Turn Mower • Portable  
 Utility Building • Hay Rings • Various  
 Farm Equipment • Metal Farm Gates