

**INVESTMENT PROPERTIES
TWO DUPLEXES
MOBILE HOME & LOT**

ABSOLUTE AUCTION

SATURDAY, MARCH 27, 2010 BEGINNING @ 10:00 A.M.

10:00 A.M. – DUPLEX LOCATED 908 WEST SPRING STREET, LEBANON, TN



DIRECTIONS: From Lebanon Public Square, go West Main Street to the 6th traffic light, turn left on Oak Street, turn right on West Spring, duplex on left. **WATCH FOR SIGNS.**

DESCRIPTION: Townhouse Duplex conveniently located on the west side of town. Each side consists of living room, kitchen with built-in cabinets, utility closet, two bedrooms, 1 ½ baths and have central heat and air conditioning. All utilities are metered separately. Both sides currently rented for \$575 per month.

10:30 A.M. – DUPLEX LOCATED 607 WEST ADAMS, LEBANON, TN



DIRECTIONS: From Lebanon Public Square, go West Main Street to the 5th traffic light, turn left on Castle Heights Ave., turn left on West Adams, go to 607. **WATCH FOR SIGNS.**

DESCRIPTION: Brick Duplex built in 1977. Each side consists of living room, kitchen with built-in cabinets, two bedrooms, bath, electric heat and wall unit air conditioners. All utilities metered separately. Each side rents for \$525 per month. One side currently vacant.

11:30 A.M. – MOBILE HOME & LOT @ 551 BEASLEYS BEND ROAD, LEBANON, TN



DIRECTIONS: From Lebanon Public Square, go North Cumberland (Hwy. 231 N) to 2nd traffic light, right on High Street (70 Bypass), go to 1st traffic light, turn left on Old Hartsville Pike (Hwy. 141), go 5 miles, turn left on Beasleys Bend Road, go ½ mile to sale. **WATCH FOR SIGNS.**

DESCRIPTION: Beautiful Level 1.37 Acre Lot, improved with 1999 Homes of Legend 16' x 76' mobile home consisting of living room, kitchen with built-ins, three bedrooms, two baths, (master suite has bath with garden tub), utility area, central heat and air, city water, nice country setting. Currently rented for \$700 per month.

**PROPERTIES CAN BE VIEWED 1 HOUR PRIOR TO SALE, SALE DATE ONLY.
CALL JIM AGEE @ 615-444-0909 FOR FURTHER INFORMATION**

WILSON BANK & TRUST TERMS

20% cash down, balance amortized over 10 years, monthly payments @ 6% interest, rate adjusts annually. Longer terms available by pre-qualifying with bank prior to sale date. Call Ken Dill or Ron Ballard @ 615-444-2265 for further loan information.

SALE DATE TERMS: Pay 20% non-refundable deposit and sign purchase contract. Balance due upon delivery of deed or take the bank terms above.

TITLE: Sellers will furnish warranty deeds; prorate 2010 property taxes; give possession with deed subject to tenants' leases. Rents will be prorated and deposits will be transferred to buyers.

LEAD BASED PAINT/MOLD DISCLOSURES: These houses were built prior to 1978 and may contain lead based paint and/or mold. Prospective buyers may have houses checked prior to sale date. Buyers to sign inspection waivers sale date.

BUYERS, WE ENCOURAGE YOU TO MAKE INSPECTIONS AND DUE DILIGENCE PRIOR TO SALE DATE. ALL PROPERTIES SELLING "AS-IS."

**AGEE &
JOHNSON**
REALTY AND AUCTION, INC.

JOSEPH HICKS & KIMBERLY HICKS, OWNERS

728 WEST MAIN STREET, LEBANON, TENNESSEE • 615-444-0909

JIM AGEE #0782
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ALL INFORMATION BELIEVED TO BE CORRECT, HOWEVER, NOT WARRANTED OR GUARANTEED. THE PROPERTY IS BEING SOLD ON A "AS-IS, WHERE-IS" BASIS. ANNOUNCEMENTS MADE SALE DATE TAKE PRECEDENCE OVER ALL ADVERTISING.