



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

ABSOLUTE AUCTION

PRESORTED
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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

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 |

Tract 1
2445 Hunters Point Home & 8.31 Acres

Tract 4
5.05 Acres

Tract 6
5.60 Acres

Tract 7
5.14 Acres

Tract 11
5.01 Acres

Tract 12
5.101 Acres

Tract 13
5.01 Acres

Tract 5
1.85 Acres

Tract 21
222 & 244 Rutledge
2 Homes & .59 Acres

Tract 14
490 Rutledge
Home & 5.67 Acres

Tract 2
5.17 Acres

Tract 19
5.01 Acres

Tract 24
2.16 Acres

Tract 22
2.24 Acres

Tract 20
266 Rutledge
Home & 5.19 Acres

65 Rutledge Home & 1.85 Acres

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

**All Tracts have
been soils tested
and approved**

Real Estate sells at 10 AM

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