

**33.44 ACRES • 4 TRACTS • 2 STORY HOUSE W/
VINYL SIDING • 4 BEDROOMS, 3 1/2 BATHS • 24'X30' GARAGE/SHOP**

**FORD 4630 TRACTOR & LOADER • 2 MOWERS • BUSH HOG • EQUIPMENT
FURNITURE • APPLIANCES • TOOLS • PERSONAL PROPERTY**

AT AUCTION

SATURDAY, AUGUST 26 – 10:00 A.M. (CT)



LOCATION: 125 NIXON RD., COLUMBIA, KY IN ADAIR COUNTY.

SELLING FOR: CARSON "BLACKIE" & NINA NIXON

PERSONAL PROPERTY

FURNITURE & APPLIANCES: WASHER & DRYER • 2 REFRIGERATORS • OAK SQUARE TABLE • 3 PC. MAPLE BEDROOM SUITE • ETHAN ALLEN KING BED (BEAUTIFUL) • 3 FLATSCREEN TV'S • OAK DINING TABLE & 4 CHAIRS • 2 OAK SWIVEL BAR STOOLS • BAKER'S RACK • 3 COUCHES • RECLINER • ODD CHAIRS • BUNK BED • ROLL-AWAY 3/4 BED • WHITE WICKER (3 CHAIRS, 3 TABLES, 6' TALL SHELF/RACK) • METAL CABINETS • 2 MICROWAVES • GAS GRILL (NEW) • WASH TUB • PATIO TABLE & CHAIRS • OAK 6' MIRROR ON STAND • 2 CARD TABLES & CHAIRS • FOLDING COT • 3 BICYCLES • WASH BASIN • BEDSPREADS • NIGHT STAND.

TRACTOR & MOWERS: FORD 4630 W/BUSH HOG 2426 LOADER (1046 HOURS, GOOD TIRES) • 6' TITAN H.D. BUSH HOG • BAD BOY REBEL COMMERCIAL ZERO-TURN (61", 27 HP, LIKE NEW, 107 HOURS) • CUB CADET (54", 24 HP, 459 HOURS, LIKE NEW).

TOOLS & RELATED: NUMEROUS HAND & GARDEN TOOLS • TWO 6' STEP-LADDERS • 2 NEW EXTENSION LADDERS (24' & 20') • 2 AIR COMPRESSORS • WHEEL BARROW • GARDEN PLOW • GAS PRESSURE WASHER • ANTIQUE FEED DOLLY.

AUCTIONEER'S COMMENTS: THIS IS MOST DEFINITELY "A MUST SEE—ONE OF A KIND HOUSE & LAND!" LOCATED JUST OUTSIDE THE COLUMBIA CITY LIMITS IN A SECLUDED & PRIVATE LOCATION AT THE END OF NIXON RD IN A PARK-LIKE SETTING. EACH TRACT OFFERING GOOD WOOD-ED BUILDING LOCATIONS & THE CUSTOM BUILT HOME ON TRACT 1 IS SIMPLY BEAUTIFUL WITH LOTS OF EXTRAS.

**SEE REAL ESTATE TRACTS &
PHOTOS ON FRONT!**

**Call
Dale
Hayes
270-634-1401
for info!**

MAKE PLANS NOW AND MARK YOUR CALENDAR FOR SATURDAY, AUGUST 26!

TERMS: REAL ESTATE - 10% DEPOSIT DAY OF SALE, BALANCE AND POSSESSION W/DEED WITHIN 30 DAYS. 2023 PROPERTY TAXES PAID BY SELLERS. **PERSONAL PROPERTY** - CASH OR CHECK WITH PHOTO I.D. OR CREDIT CARD (4% CREDIT CARD FEE). A 10% BUYER'S PREMIUM WILL APPLY ON REAL ESTATE AND PERSONAL PROPERTY.



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"For the Most Dough — See Col. Joe"

DALE HAYES
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Sales Associate
270-459-2311



Home(s) was built prior to 1978. Any potential bidder will be permitted to conduct a lead based paint inspection 10 days prior to sale. Final bidder will be required to sign a cowaiver of any post sale inspection rights. All announcements made day of sale supersede prior advertising. Neither owners nor agents will be responsible in case of accident or injury. Bidders should satisfy themselves as to condition, quality, measurements, and description of real estate before bidding. All information and descriptions are believed to be correct; however no warranty or guarantee is expressed or implied. All property is sold "AS IS, WHERE IS". Square footage information was obtained from the Property Valuation Administrator and Auctioneers make no Guarantee to the accuracy of the measurements. Acreage amounts advertised were obtained from deeds or by recent survey. The Auctioneers make no Guarantee to the accuracy of the legal descriptions or surveys.