

ABSOLUTE LAND AUCTION

SATURDAY, MAY 4 - 10:00 A.M. (CT)

SELLING FOR: BRANSTETTER, GARMON & BUTLER

LOCATION: BEAUMONT/SUMMER SHADE AREA OF METCALFE COUNTY.

ALL 3 PROPERTIES SELLING ABSOLUTE!!

AUCTION #1

HOME PLUS 2 BUILDING LOTS

5.74 ACRES IN 3 TRACTS WITH A 3 BEDROOM, 2 BATH MOBILE HOME AND A LARGE BARN.

TRACT #1: 3.61 ACRES WITH A DOUBLE WIDE HOME AND A LARGE BARN.

TRACT #2: NICE 1.32 ACRE BUILDING LOT, NEARLY LEVEL.

TRACT #3: NICE 0.81 ACRE NEARLY LEVEL BUILDING LOT.

ALL 3 TRACTS FRONT ON OLD HWY. 163 & CLEO HUNLEY RD. WITH CITY WATER AVAILABLE.



GREAT HUNTING

AUCTION #2

40.16 ACRES IN 1 TRACT. MOSTLY WOODED WITH LOTS OF GOOD GROWING TIMBER (SOME MARKETABLE), SEVERAL SMALL OPEN FIELDS (GREAT FOOD PLOT AREAS), SMALL POND, NUMEROUS SECLUDED HOME-SITES. LOCATED NEAR THE END OF LENORA BIRGE ROAD.

AUCTION #3

SECLUDED & PRIVATE

78.81 ACRES IN 1 TRACT. ALL WOODED WITH A SMALL OPEN AREA AT THE FRONT FOR A HOUSE OR CABIN. ANOTHER GREAT HUNTING PROPERTY OFFERING THE UTMOST IN "PRIVACY & SECLUSION" (END OF THE ROAD)!!

**MARK YOUR CALENDAR
NOW FOR
SATURDAY, MAY 4!
VISIT BRYANTBID.COM
FOR MORE INFO!**

**ALL 3 AUCTIONS
TO BE HELD AT AUCTION 1
LOCATION!!
(OLD HWY. 163 & CLEO
HUNLEY RD.)**

SEE AERIAL PLATS WITH TRACTS AND TERMS ON BACK.

BRADLEY KARNES
Auctioneer
Sales Associate
270-634-3507

DAVID TINNELL
Sales Associate
270-465-1052

CLINT McCANDLESS
Sales Associate
270-404-1438

CHRISTIAN COPE
Sales Associate
270-459-1229

BRYANT

REALTY & AUCTION, LLC

207 N. Main St. • P.O. Box 130 • Burkesville, KY 42717

Office: 270-864-2209 • Fax: 270-864-1467

Col. Joe Bryant, Principal Broker & Auctioneer • 270-406-7006

110 E. Guardian St. • Columbia, KY 42728

Office: 270-384-2973

"For the Most Dough — See Col. Joe"

DALE HAYES
Auctioneer
270-634-1401

JEREMY WRIGHT
Broker/Auctioneer
270-459-0422

RYAN BRYANT
Sales Associate
270-459-2311



ABSOLUTE LAND AUCTION

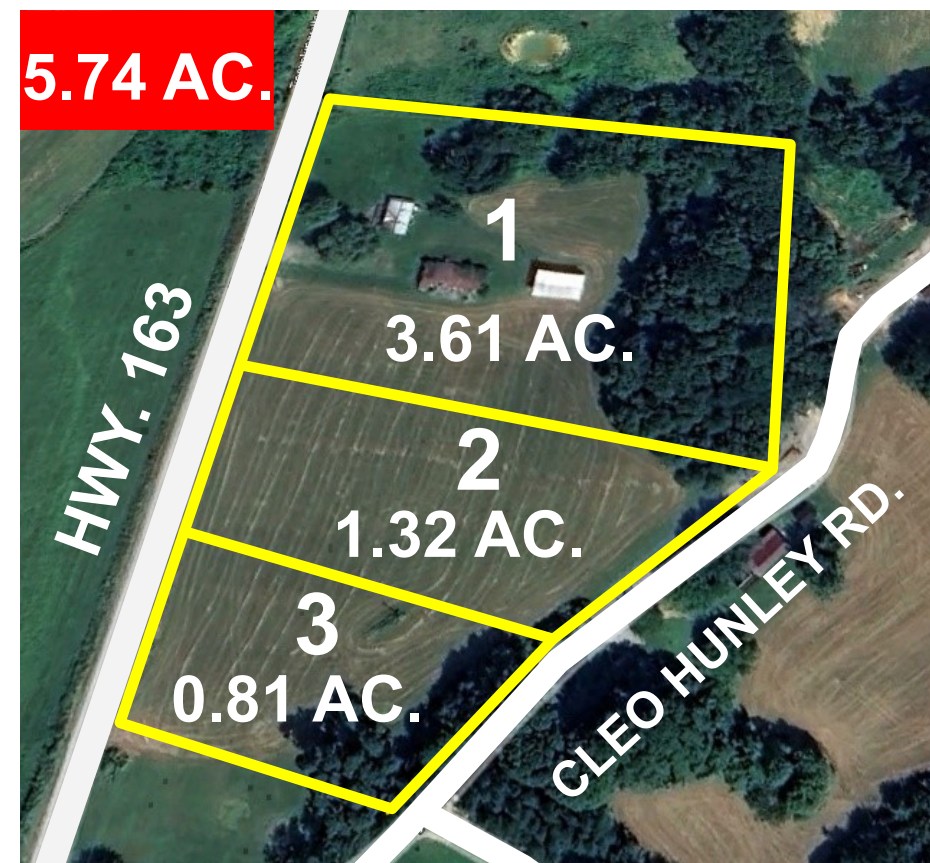
SATURDAY, MAY 4 - 10:00 A.M. (CT)

SELLING FOR: BRANSTETTER, GARMON & BUTLER

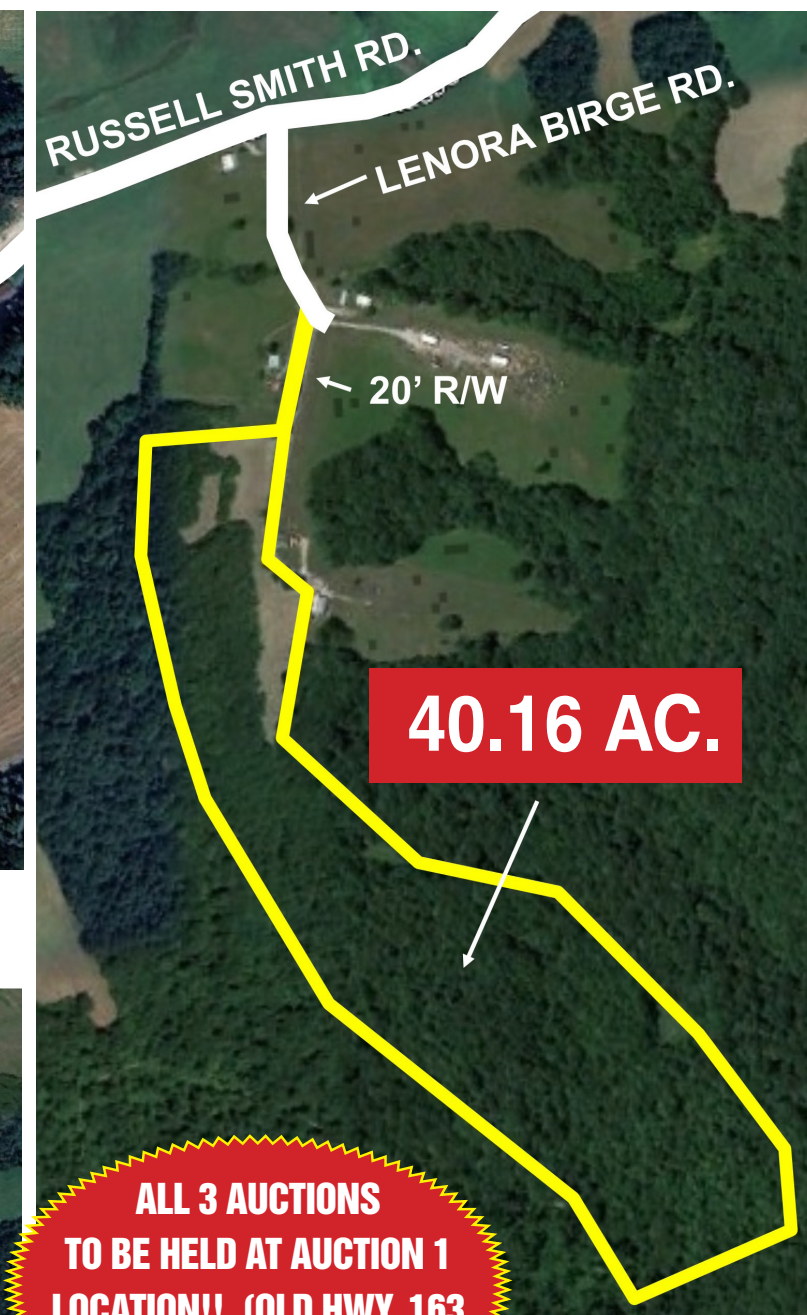
LOCATION: BEAUMONT/SUMMER SHADE AREA OF METCALFE COUNTY.

ALL 3 PROPERTIES SELLING ABSOLUTE!!

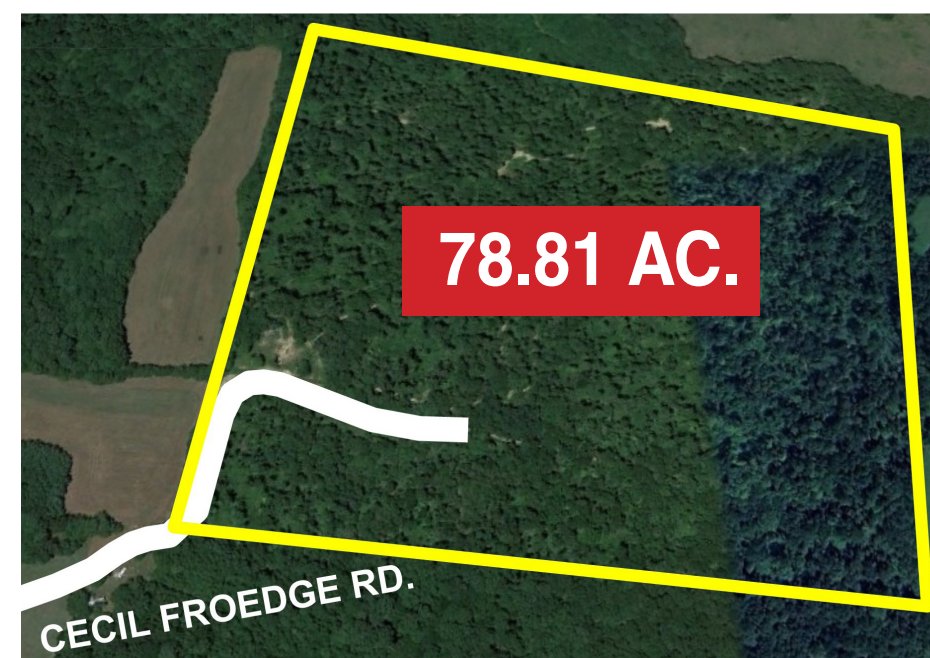
AUCTION #1



AUCTION #2



AUCTION #3



**ALL 3 AUCTIONS
TO BE HELD AT AUCTION 1
LOCATION!! (OLD HWY. 163
& CLEO HUNLEY RD.)**

**SEE ACREAGE &
TRACT INFO ON FRONT.**

TERMS: REAL ESTATE - 15% DEPOSIT (NON-REFUNDABLE) AT THE CONCLUSION OF THE AUCTION. BALANCE DUE WITH DEED WITHIN 30 DAYS. IMMEDIATE POSSESSION WITH DEED. PURCHASERS PAY 2024 PROPERTY TAXES. A 7% BUYER'S PREMIUM WILL APPLY.

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.

**CALL *Joe Bryant* 270-406-7006
VISIT BRYANTBID.COM**