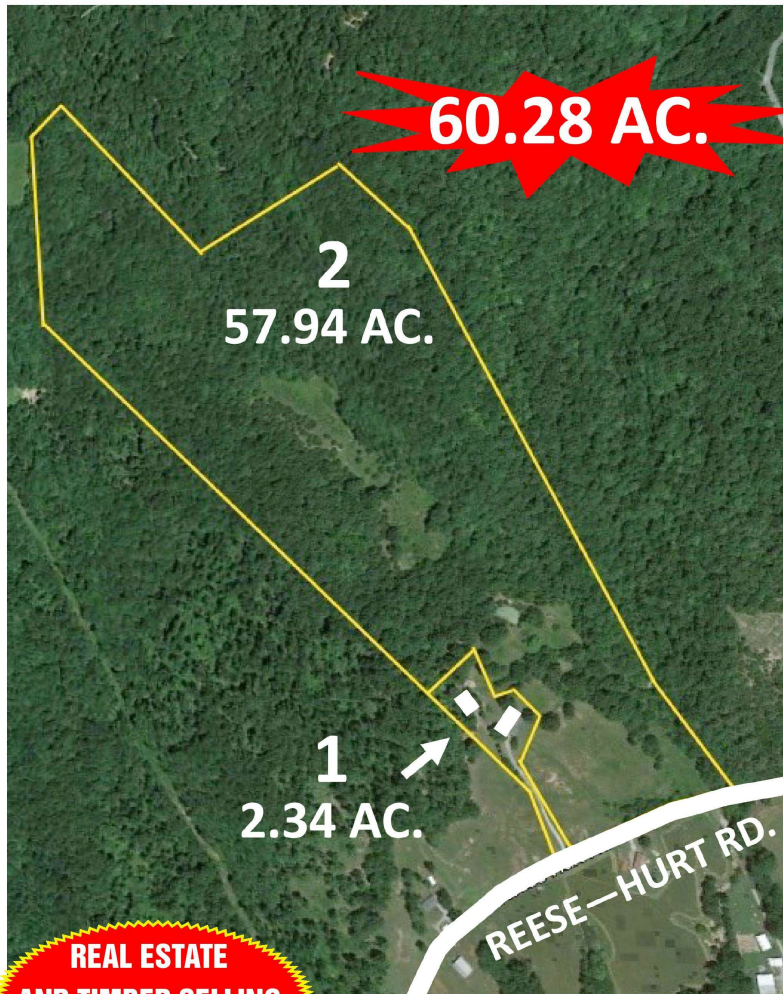


**MATURE TIMBER
TO BE SOLD SEPARATELY!**

60.28 ACRES IN 2 TRACTS

**MODERN 3 BED
2 BATH HOME**



**REAL ESTATE
AND TIMBER SELLING
AT 11 A.M.**

TRACT 1: 2.34 ACRES IMPROVED BY A 3 BEDROOM, 2 BATH VERY NICE VINYL SIDED ONE STORY HOUSE WITH ATTACHED 2-CAR GARAGE, CH/A, CITY WATER, COVERED CONCRETE FRONT PORCH, FIREPLACE W/GAS LOGS, HANDICAP ACCESSIBLE, NICE OAK KITCHEN CABINETS, SOME HARDWOOD FLOORS, MOVE-IN CONDITION, PRIVATE AND QUIET LOCATION WITH GREAT VIEW. ALSO A 30'X50' METAL SHOP/STORAGE BUILDING (CONCRETE FLOOR, WIRED, WATER HYDRANT, SLIDING DOORS AT BOTH ENDS). ALL ON A PRIVATE 2.34 ACRES!

TRACT 2: 57.94 ACRES WITH 547' ROAD FRONTAGE. SCATTERED OPEN FIELDS WITH MOSTLY WOODLAND. EXCELLENT HUNTING (DEER, TURKEY AND SMALL GAME).

TIMBER GOOD BOUNDARY OF MIXED HARDWOOD TIMBER WITH LOTS OF WHITE OAK AND RED OAK. BEING OFFERED SEPARATE AND IN COMBINATION WITH THE LAND. A 12 MONTH TIMBER CONTRACT DOWN TO A 12" CUT WILL BE GIVEN SUBJECT TO ALL KY LOGGING RULES AND REGULATIONS AND NORMAL LOGGING RIGHTS.



AUCTIONEER'S COMMENTS: THIS IS A VERY CLEAN, WELL KEPT ROOMY HOME IN A QUIET SECLUDED SPOT IN A COUNTRY SETTING. TRACT 2 OFFERS EXCELLENT RECREATIONAL OPPORTUNITIES ALONG WITH NUMEROUS SECLUDED HOME/CABIN SITES. ALSO A LARGE AMOUNT OF PERSONAL PROPERTY, NICE FURNITURE, FARM EQUIPMENT, SIDE X SIDE, AND ANTIQUES/ COLLECTIBLES. COME SPEND THE DAY AT AN "OLD FASHIONED AUCTION"!!



TERMS: REAL ESTATE - 10% DEPOSIT (NON-REFUNDABLE) AT THE CONCLUSION OF THE SALE. BALANCE DUE WITH DEED WITHIN 30 DAYS. POSSESSION WITH DEED. 2024 PROPERTY TAXES PRORATED TO CLOSING DATE. **TIMBER** - 25% DEPOSIT (NON-REFUNDABLE) AT THE CONCLUSION OF THE SALE. BALANCE DUE WITH TIMBER CONTRACT WITHIN 30 DAYS. **PERSONAL PROPERTY** - CASH OR GOOD CHECK WITH PHOTO I.D. A 10% **BUYERS PREMIUM** WILL APPLY ON REAL ESTATE, TIMBER AND PERSONAL PROPERTY.

**MARK YOUR
CALENDAR NOW FOR
MAY 18 AT 10 AM!**



CONTACT JOE BRYANT FOR MORE INFO AT 270-406-7006
SEE EQUIPMENT, SIDE X SIDE, FURNITURE, APPLIANCES, ANTIQUES, COLLECTIBLES & MORE ON BACK!