

**77.72 ACRE FARM • 2 HOUSES • 3 BARN • SELLING IN 3 TRACTS
GARAGE & WORKSHOP • HAY • CATTLE HANDLING FACILITY**

AUCTION

**SATURDAY,
DEC. 4
10:00 A.M.**

**Barren County,
Kentucky**

LOCATION: From Cave City take Hwy 31W west 1 mile to 28008 Louisville Rd. Banners posted.

DESCRIPTION OF REAL ESTATE: TRACT #1 — This tract consists of a brick and siding tri-level home with a living room, kitchen & dining combination, 3 bedrooms & 1 full bath upstairs and a den, one bedroom, one full bath w/utility area downstairs with appliances staying with the house. This home also has a nice back porch/patio with a blacktop drive, has electric CH&A, and is on county water. Also on this tract is a 24' x 80' metal building with a concrete floor, fully electric, and has water. This building is divided into 3 sections with a workshop, a one car garage, and a storage area. Gas is available to the property. All of this is sitting on a beautiful 1.59 acre lot.



TRACT #2 — This beautiful 45.58 acre tract lays level to gently rolling and has a nice 50' x 64' metal siding tobacco barn with a one car garage in one end of the barn used to park their truck in. This tract is well fenced and is divided into 2 sections having (2) 4 hole waterers, (1) two hole waterers and has county water running to the barn and to the waterers in the pasture. This tract has nice road frontage running along Hwy. 31W.



TRACT #3 — This really nice 30.55 acre tract has an aluminum siding house with 3 bedrooms, 2 baths, living room, kitchen, front porch, and has a metal roof. This house is presently being rented and could be renovated into a beautiful home. On this tract is a 36' x 112' pole barn that has a concrete floor, electric hook-up, and county water to the barn. Also on this tract is a 56' x 70' metal siding hay barn with electric hook-up. This tract is well fenced and lays gently rolling with nice road frontage on Hwy 31W. On this tract is (3) 2 hole waterers and a large pond.



HAY: 250 rolls of this year's hay.

CATTLE HANDLING FACILITY:

A Powder River handling facility with a palpation chute.



ORDER OF SALE: We will first sell Tract #1, then Tract #2, then Tract #3. We will then combine any tracts together with the best sale adopted. We will then sell the hay and cattle handling facility.

TERMS OF SALE: REAL ESTATE — A 15% non-refundable down payment will be required on the day of the sale with the balance due on or before December 29, 2010. Full possession will be given with deed. **PERSONAL PROPERTY** — cash or approved check on day of sale with proper I.D. This property will be selling "As is, Where is" both surface and subsurface.



TAXES: The 2010 property taxes will be paid by the seller.

AGENT'S NOTE: This beautiful 77.72 acre farm has it all, with great location, good highway frontage, 2 houses, 3 barns, lots of water, good fences, has excellent eye appeal and is just a few minutes from Bowling Green, Cave City, Glasgow and I-65. Rarely do you have the opportunity to purchase a farm that has everything you need and this is it. You will have an opportunity to purchase this nice farm as a whole or any tract of your choice. If you would like to look at this property or need more information give us a call. Make your inspections and be with us on sale day, Saturday, December 4 at 10:00 a.m. for a fun day at the auction.

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LEAD BASE PAINT may be present in this real estate. Make your inspections by Dec. 3, 2010. A Lead Base Paint Waiver must be signed prior to signing the Purchasing Contract.

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