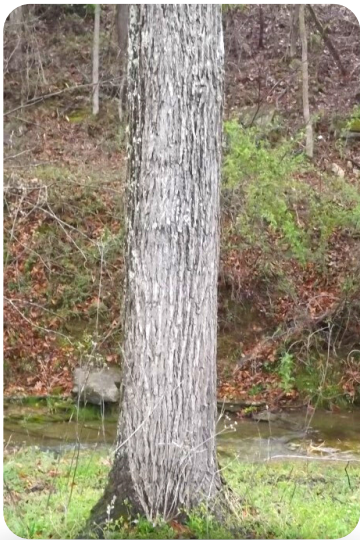


# AUCTION

**SATURDAY, MAY 14, 2022 @ 10:00 A.M.**

## 50± ACRES OF GOOD MARKETABLE TIMBER



### DESCRIPTION OF TIMBER:

50 ± acres of timber consisting of white oak, red oak, poplar, maple, hickory, and other species. Timber will be well-defined with survey ribbon. Buyer will have one (1) year to cut and remove timber from the premises. Timber will be a clear cut. More details to be announced the day of sale. For a copy of the timber contract, please visit our office at 105 E. 2nd St., Tompkinsville, KY.

## GEORGE DANNY GENTRY - ESTATE

### TERMS OF SALE

The purchaser will be required to pay the entire final contract price for the timber on the day of the auction. Full possession will be given upon payment. The purchaser will also be required to sign a timber contract on the day of the auction. **NOTE:** There will be a **5%** buyers premium added to the final bid to establish a contract price.

### AGENT'S NOTE

All timber buyers should take a look at this good boundary of timber. Timber of this quality is getting harder & harder to find. The timber is located on a good blacktop highway and will be easy to harvest. This timber is well-defined with survey ribbon around the timber tract. Mark your calendars and plan to join us on **Saturday, May 14, 2022 at 10:00 a.m.** for this timber auction. For more information concerning this fine tract of timber, contact the selling agent at **270-487-6104**.

### DIRECTIONS

From **Hermitage Springs, TN**, turn left onto Happy Springs Rd., proceed 2.6 miles to sale site.  
From **Tompkinsville, KY**, take Hwy. 163 south for 10 miles, turn right onto Hwy. 52 for approx. 9 miles, turn left onto Happy Springs Rd., proceed 2.6 miles to sale site.

### SIGNS POSTED

ANY ANNOUNCEMENTS MADE THE DAY OF SALE TAKE PRECEDENCE OVER ALL OTHER ADVERTISEMENTS OR COMMENTS. ALL INFORMATION CONTAINED IN OUR ADVERTISEMENTS HAS BEEN OBTAINED FROM SOURCES DEEMED TO BE RELIABLE. SELLERS AND/OR PROFFITT REAL STATE AGENCY, INC. CANNOT AND DO NOT GUARANTEE ITS ACCURACY. OWNERS AND AGENTS ARE NOT RESPONSIBLE IN CASE OF ACCIDENTS.



**TOMPKINSVILLE, KY**  
**270-487-6104**  
**270-487-9629**  
**[www.ProffittRealEstate.com](http://www.ProffittRealEstate.com)**

Sharon B. Proffitt, Principal Broker & Auctioneer  
Eddie Proffitt, Sales Associate & Auctioneer  
William H. Proffitt, Sales Associate & Auctioneer  
Robert Richardson, Sales Associate & Auctioneer  
Joseph Eaton, Apprentice Auctioneer



**"PROFIT WITH PROFFITT"**





# GEORGE DANNY GENTRY

EXHIBIT A-102-100  
LOCATED IN MAP AND CDE DRAWING OF CLAY COUNTY, MISSISSIPPI

SCALE : 1" = 150'  
DATE : MARCH 1, 2022  
SIZE : 140.97 AC.+-  
DEED : D. B. 57, PG. 302, AND  
D. B. 31, PG. 664, R.O.C.C.T.  
MAP : MAP 47, PAGES 40.00 & 50.00, T.A.O.C.C.T.

