

# AUCTION

**SATURDAY,  
JULY 21, 2018  
10:00 A.M.**

## **69.9 ACRE FARM • GOOD MARKETABLE TIMBER — SELLING IN 2 TRACTS —**

**DIRECTIONS:** From Tompkinsville, take Hwy. 163 South, go 3.8 miles & turn right on Mt. Poland Church Rd., go 0.7 mile and turn right on the Hestand Chestnut Grove Rd., go approximately 1 mile to the auction sight. Auction will be held at the corner of Hestand Chestnut Grove Rd. and the C Conkin Rd. Signs Posted.



### **DESCRIPTION OF REAL ESTATE & TIMBER:**

**Tract #1** – We will be selling a 69.9 acre tract of land that has highway frontage on the Hestand Chestnut Grove Rd. and the C Conkin Rd.. This tract has county water available and is very suitable to build on.

**Tract #2** – We will be selling 69.9 acres of good marketable timber. This timber consists of red oak, white oak, poplar, maple, hickory, beech and other species. This timber will be well flagged with surveying ribbon. This timber will be clean cut and you will have one year to cut and remove the timber from the property unless you are the purchaser of the real estate. More details about the terms and conditions will be announced on the day of the auction. A copy of the timber contract can be picked up at Proffitt Real Estate Agency Inc office located at 105 East 2nd St., Tompkinsville, Ky. If you should have any questions, contact the selling agent at 270-487-6104.

### **TERMS OF SALE:**

**Real Estate** – There will be a 15% non-refundable down payment on the real estate with the balance due on or before 30 days. This farm is selling “as is, where is” both surface and sub-surface.

**Timber** – The purchaser of the timber will be required to pay the entire bid price on the day of the sale with full possession of the timber upon payment. The purchaser will also be required to sign a timber contract on the day of the sale. **NO BUYER’S PREMIUM.**

### **AGENT’S NOTES:**

It is not often that a tract of land this size goes to auction this close to Tompkinsville and having this amount of good timber on it. This tract has plenty of road frontage, county water available, and the timber speaks for it’s self with good access in and out of the property making it easy to harvest. The farm along with the timber will be well defined with survey ribbon around the tract. Be sure and mark your calendars for Saturday, July 21 at 10:00 a.m. and come on out and be with us for this auction.



*Any announcements made on the day of the sale takes 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 Estate Agency, Inc. cannot and do not guarantee it accuracy. Owners and agents are not responsible in case of accidents.*

**JOHNNY AND KAYE BIGGERSTAFF -- OWNERS**



# PROFFITT



## **REAL ESTATE AGENCY, INC.**

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[www.proffittrealestate.com](http://www.proffittrealestate.com)

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