

7.85 ACRES • BARN • METAL SHED • STORAGE BUILDING

— SELLING IN 2 TRACTS —

AUCTION

**SATURDAY,
NOV. 3, 2018
10:00 A.M.**

DIRECTIONS:

From Tompkinsville, Ky., take Hwy 63 North and go 5/10 mile, turn right onto Hwy 839 and go 7 miles to the auction site on both sides of Hwy 839. Signs Posted.



DESCRIPTION OF FARM: **Tract #1** – This tract contains **4.10 acres** with nice road frontage along Hwy 839. This tract is all in grassland with average fencing, has county water, and gas is available. Other improvements consists of a wood frame storage building. **Tract #2** – Tract #2 contains **3.75 acres** and is located on the corner of Hwy 39 and the E. Phillippi Rd. This tract is improved with a wood frame stock barn and a metal feed & stock shed. This tract is under average fence, has county water, and gas is available.

SALE ORDER: At 10:00 a.m., we will start by selling Tract #1 followed by Tract #2. We will then combine Tract #1 and Tract #2 together upon request.

TAXES: The 2018 property taxes will be prorated as of the date of closing.

TERMS OF SALE: There will be a 15% non-refundable down payment required on the day of the sale with the balance due on or before 45 days. Full possession will be given with deed. This property is selling “As Is, Where Is” both surface and subsurface. This property will be selling with a new survey. **NO BUYER’S PREMIUM.**

AGENT’S NOTE: This auction features two nice tracts of land with each having highway frontage, nice buildings, county water, natural gas, and both are located in a nice neighborhood. If you are looking for a small tract of land to build on or just a spot of ground to run a few calves on, then look not further, this could be just what you have been looking for. Be sure and mark your calendar and come on out and be with us on **Saturday, November 3, at 10 a.m.** for another fun day at our auction.

MARSHALL BACON - OWNER

Any announcement made day of sale takes precedence over all other advertisements. 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 its accuracy. Proffitt Real Estate Agency, Inc., their employees, and sellers are not responsible for any accident.



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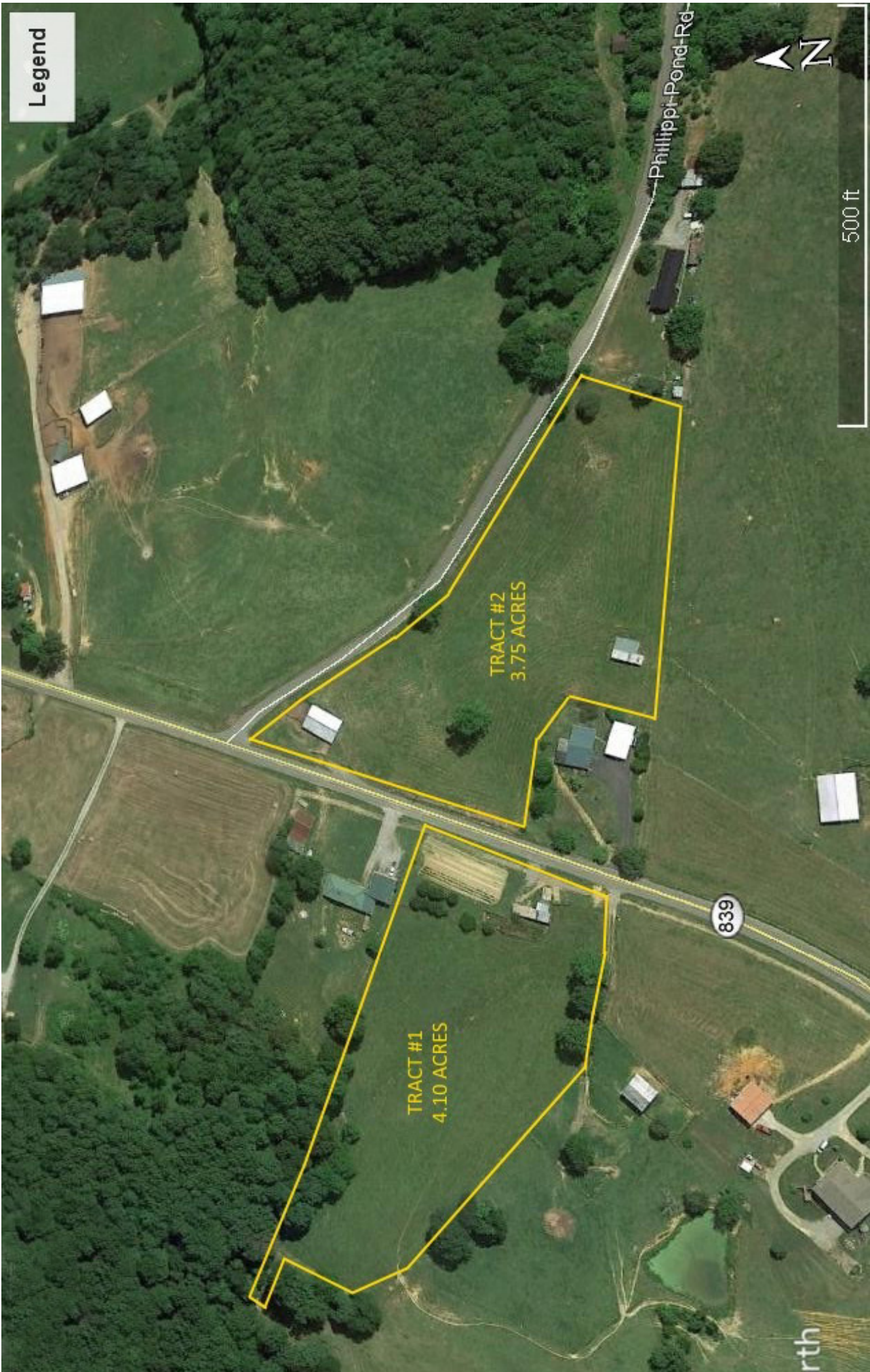
TOMPKINSVILLE, KY

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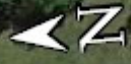
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Legend



500 ft

Phillippt-Pond-Rd

839

TRACT #1
4.10 ACRES

TRACT #2
3.75 ACRES

rth