

AUCTION

**SATURDAY,
APRIL 27, 2019
10:00 A.M.**

**166.39 ACRE FARM • 3 BARN • 2 HAY BARN
— SELLING IN 2 TRACTS —**

LOCATION: From Tompkinsville, take Hwy 63 and go ¼ mile, turn right onto Hwy 839 and go 6.5 miles to the property located on both sides of Hwy. 839. This farm is located in the Sulphur Lick community of Monroe County. Signs posted.



DESCRIPTION OF REAL ESTATE:

We will be selling a 166.39 acre farm with approximately 84 acres in crop and pastureland with the remainder in young timberland. This farm is well located with nice highway road frontage along Hwy. 839 (Sulphur Lick Rd.), is under a good fence, and has plenty of water sources. Located on the farm are 3 barns and 2 metal pole barns. This farm will be sold in 2 tracts and combined together upon request.

Tract #1 – This tract consists of 8.33 acres all in grassland and is improved with a 30' x 36' wood frame tobacco barn and a 28' x 80' combination equipment & hay barn that has an attached 16' x 80' metal siding equipment shed. This tract has nice road frontage, 1 pond, and county water available.

Tract #2 – Tract consists of 158.06 acres and has approximately 76 acres in crop and pastureland with the remainder in timberland. All timber will be sold with this tract. Other improvements consists of 65' x 70' metal & wood frame stock barn with an attached 45' x 60' metal siding hay shed, a 40' x 96' pole feed and hay barn, and an additional metal siding pole barn. This tract is under good fence and is watered by a branch, 2 springs with county water available and boundaries Skaggs Creek. Located on this tract is an oil-producing well in which the owner's interest will go to the purchaser of the tract.

TAXES: The 2019 property taxes will be prorated as of the date of closing.

TERMS OF SALE: The purchaser of the land will be required to pay a 15% non-refundable down payment on the day of the sale with the balance to be paid on or before 40 days at closing. The purchaser of the farm will be required to sign a purchase contract on the day of the sale. This property is selling "As Is, Where Is" both surface and subsurface.



ORDER OF SALE:

We will begin the auction by selling Tract #1 and then sell Tract #2. We will then offer to combine Tract #1 and Tract #2 together with the best sale adopted.

AGENT'S NOTES:

If you are looking for a farm in the Sulphur Lick community, then this may just be the farm you have been looking for. This property has the location, buildings, highway frontage, good fencing, and all the water sources you could need for a farming operation. Very seldom does a farm of this size go up for auction in the Sulphur Lick community of Monroe County, so be sure to mark your calendars and come on out and be with us on Saturday, April 27 at 10:00 a.m. for another fun day at our auction.

JAMES AND SANDRA CLOYD — OWNERS

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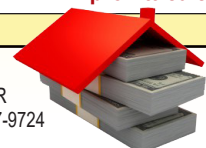
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