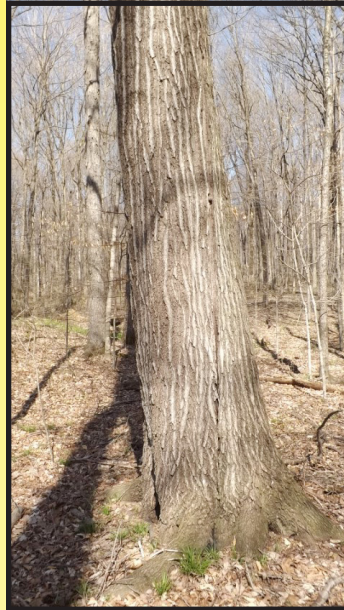


TIMBER AUCTION

85.813 ACRES OF GOOD MARKETABLE TIMBER

SATURDAY, MAY 8, 2021 AT 10:00 AM



DIRECTIONS: From Tompkinsville, KY, take Hwy 63 and go approximately 11 miles, turn left onto Hwy 678 (Stringtown Flippin Rd.) and go approximately 2 miles, turn right on the Dover Church Rd. and go 1.2 miles to the timber auction site on the right side of the road. Signs posted.

DESCRIPTION OF TIMBER:

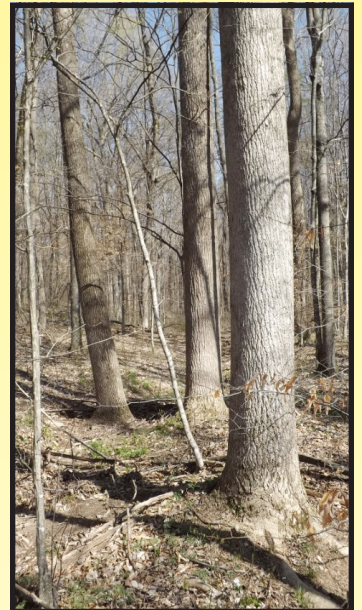
We will be selling an 85.813 acre tract of timber that consists of white oak, red oak, poplar, maple, hickory, some walnut, and other species. This timber is well defined with survey ribbon. You will have one year to cut and remove the timber from the property. This timber will be clean cut and there will be more details announced on the day of the auction. A copy of the timber contract can be picked up at Proffitt Real Estate Agency office located at 105 East Second St., Tompkinsville.

TERMS OF SALE:

The purchaser will be required to pay the entire bid price for the timber on the day of the auction with full possession 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% buyer's premium** added to the final bid to establish a contract price.



AGENT'S NOTE: Mr. Timber buyer, with timber getting harder to find these days, this is a tract of timber you need to take a serious look at. This timber will be easy to remove from the woods with 2 blacktop roads surrounding the property. This timber will be well defined with survey ribbon around the boundary of timber. To look at this timber prior to sale day or for more information, contact the selling agent at Proffitt Real Estate Agency at 270-487-6104. Be sure and mark your calendars and come on out and be with us on Saturday, May 8 at 10:00 a.m.

RALPH THOMAS — OWNER

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 its accuracy. Owners and agents are not responsible in case of accidents.



PROFFITT



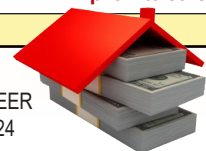
REAL ESTATE AGENCY, INC.

TOMPKINSVILLE, KY

**Phones: 270-487-6104
270-487-9629
1-800-492-2681**

Visit our Website at:
www.proffittrealestate.com

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