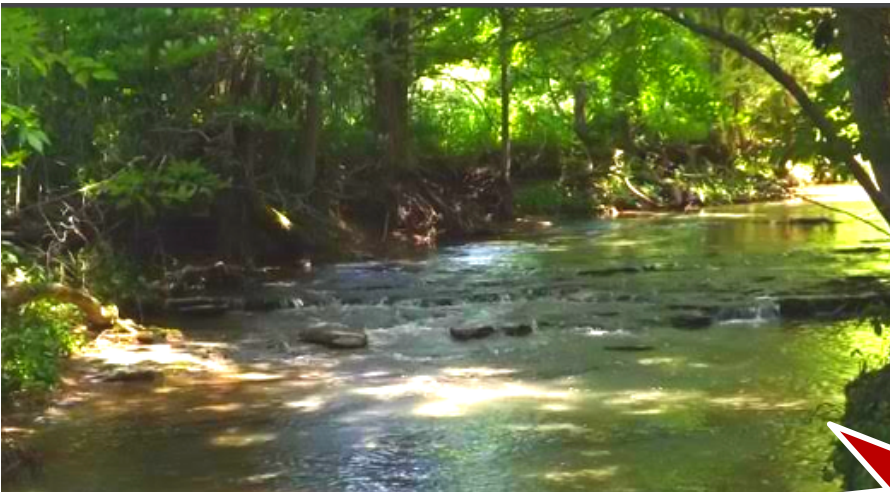


# AUCTION

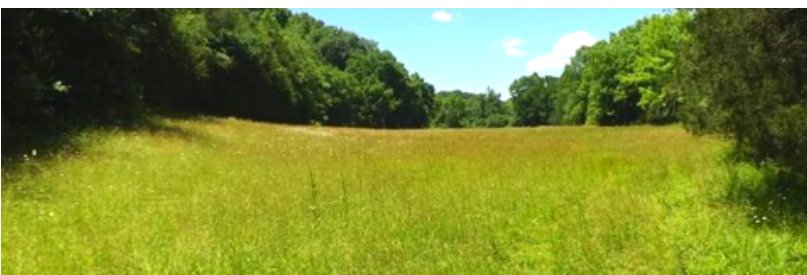
**SATURDAY, JULY 16, 2022 @ 10:00 A.M.**



**67.1 ACRE FARM**



**TIMBER**



**SELLER: NINA KILMON ANDERSON HEIRS - OWNERS**

**DESCRIPTION OF REAL ESTATE:**

A 67.1 acre farm containing 6 ± acres of crop & pastureland, with the remaining in marketable timber. This tract contains access to water from Gully Creek and a branch that runs into Gully Creek!

**DESCRIPTION OF TIMBER:**

White oak, red oak, poplar, hickory, and other species. The buyer will have one (1) year to cut & remove timber from the premises. Timber will be a clear cut. More details to be announced on the day of sale. Visit our office for a copy of the timber contract.

**ORDER OF SALE:**

We will begin by selling the timber on the entire farm, followed by selling the 67.1 acre farm. We will then offer the timber and farm together as a whole, with the best sale adopted.

**TAXES:**

The 2022 property taxes will be prorated as of the date of closing.

**DIRECTIONS:**

From **Tompkinsville**, take Hwy. 100/63 (Gamaliel Rd) south 4 miles. Turn left onto Hwy. 1860 (Harlans Crossroad Rd) and go approx. 1.5 miles. Turn right onto Ponderosa Lane and proceed to sale site. **Signs Posted.**

**AGENT'S NOTE:**

If you've been looking for a tract of land close to Tompkinsville, a place to escape the city life and relax, look no further! This farm has a creek and branch running through it, is mostly in marketable timberland, and has a small tract of crop and pastureland. Make plans to join us on **Sat., July 16, 2022 @ 10 AM** for another fun day at our auction. For more information contact the selling agent at **270-487-6104**.

**TERMS OF SALE:**

**Timber:** If the timber sells separate from the farm, the purchaser will be required to pay the entire final contract price on the day of sale. Full possession will be given upon payment. The purchaser will also be required to sign a timber contract on the day of sale.

**Real Estate:** The purchaser will be required to pay a **15% non-refundable** down payment and sign a purchase contract on the date of sale. The balance will be due on or before 40 days with full possession given with deed at closing. The farm is selling according to the legal description in the deed and is selling **"As Is, Where Is"** both surface and subsurface.

**NOTE:** There will be a **7% buyer's premium** added to the final bid of the timber and the farm to establish a final contract price.

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 & DO NOT GUARANTEE ITS ACCURACY. OWNERS & AGENTS ARE NOT RESPONSIBLE IN CASE OF ACCIDENTS.

*Established 1947*

**PROFFITT**

**REAL ESTATE AGENCY, INC.**

**TOMPKINSVILLE, KY**  
**270-487-6104**  
**270-487-9629**

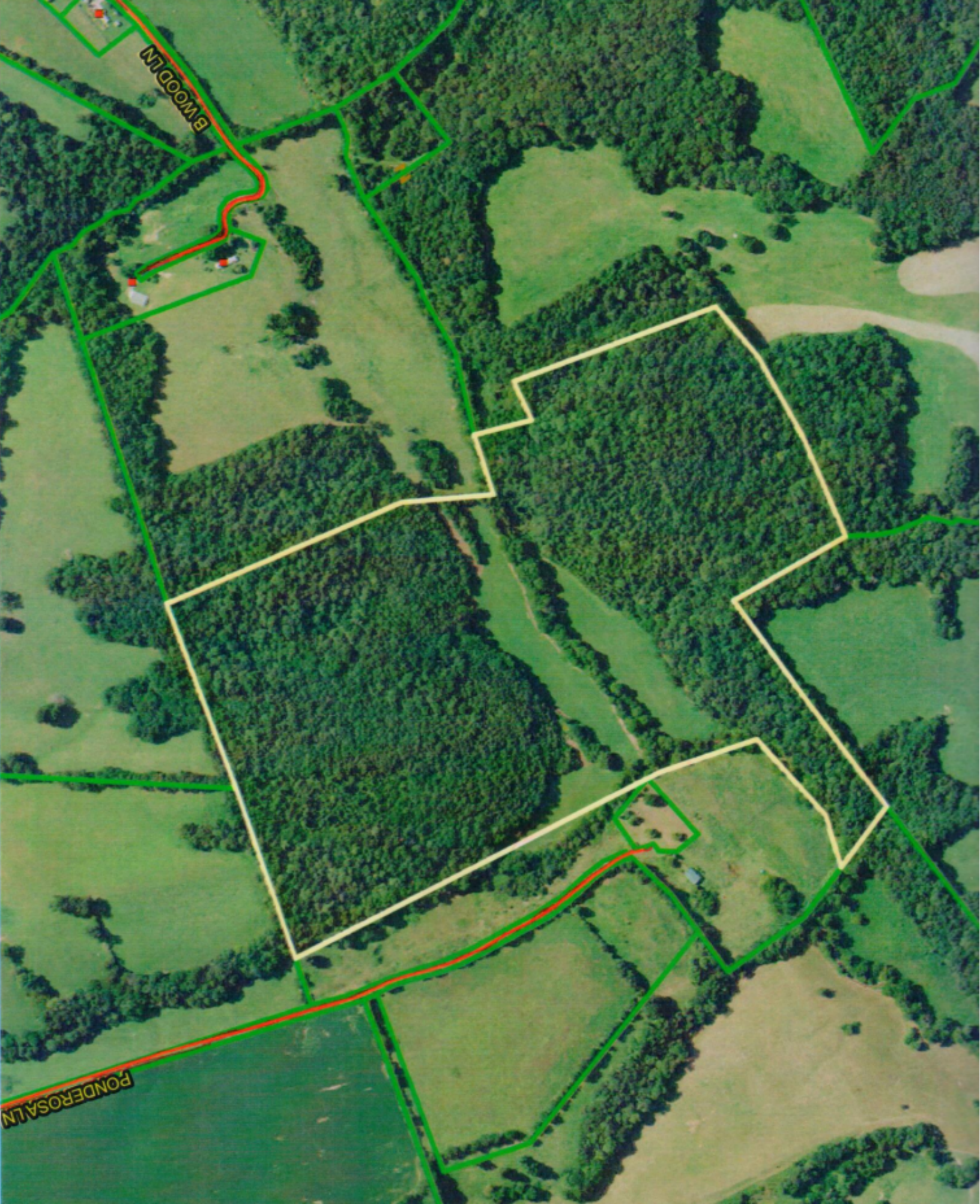
**www.ProffittRealEstate.com**

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



*"PROFIT WITH PROFFITT"*





***SATURDAY, JULY 16, 2022 @ 10:00 A.M.***



**PROFFITT  
REAL ESTATE**