

AUCTION #1

SATURDAY, MARCH 23 @ 10:00 A.M.

56.55 ACRES & TIMBER HUNTER'S PARADISE • 459.62' RD. FRONTAGE



DESCRIPTION OF REAL ESTATE:

This farm is all wooded land and has highway frontage and county water available. A hunter's paradise.

DESCRIPTION OF TIMBER:

This boundary of timber consists of white oak, red oak, walnut, poplar, and other species. This timber is well defined with survey ribbon. Buyer will have one (1) year to cut & remove the timber from the premises. Timber will be a clean cut. More details to be announced on the day of the sale. For more info or to obtain a copy of the timber contract, contact the **selling agent, Billy Proffitt** or visit our office.

DIRECTIONS TO SALE SITE:

From Tompkinsville, take Hwy 100, go 11.5 miles to the Meshack Community, turn right onto Center Point Rd, proceed 1.5 miles to the property on the left side of the road. **SIGNS POSTED.**

"DUG BANK HOLLOW"

Selling Separate & Combined Upon Request

ORDER OF SALE:

We will sell the timber first, followed by selling the 56.55 acre farm. We will then combine the timber & farm upon request with best sale adopted.

CHAD & JAMES COMER, OWNERS

ANY ANNOUNCEMENTS MADE THE DAY OF THE 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 ESTATE AGENCY, INC. CANNOT & DO NOT GUARANTEE ITS ACCURACY. OWNERS & AGENTS ARE NOT RESPONSIBLE IN CASE OF ACCIDENTS.



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
Emily Gumm Williams, Sales Associate
Joseph Eaton, Apprentice Auctioneer



"PROFIT WITH PROFFITT"



TERMS OF SALE:

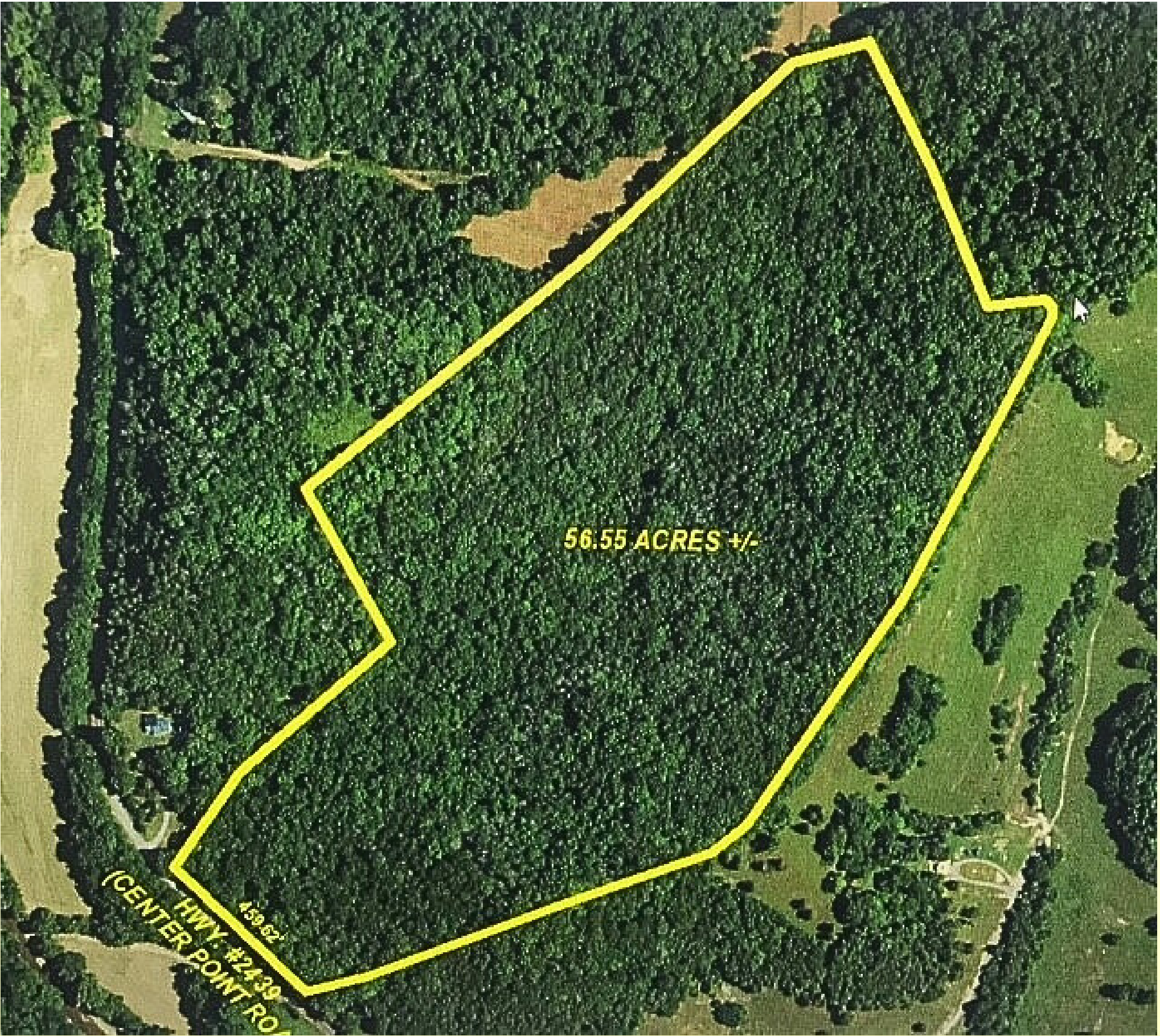
Real Estate: A 15% non-refundable down payment will be required on the day of the sale with balance due on or before 30 days. Full possession with deed. Real estate is selling “as is where is” both surface & subsurface.

Timber: If timber sells separate from farm, full payment is required on the day of the sale. The purchaser of the timber will be required to sign a timber contract on the day of the auction. If the timber sells with the farm, terms are the same a real estate terms.

NOTE: A 7% buyer's premium will be added to the final bid of the real estate and timber to establish a final contract price.

AGENT'S NOTE:

Proffitt Real Estate Agency is honored to be selling this nice farm & boundary of timber. The timber will be easy to harvest. This farm has lots of privacy, a great view, with an abundance of wildlife. Join us on Saturday, March 23 at 10:00 a.m. for this auction!



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