



James R. Cash II Auctions
 www.JamesRCashAuctions.com
 4642 Shores Road
 Murfreesboro, TN 37128
 615.785.8982



Each Potential Bidder Is Responsible For Conducting His Or Her Own Independent Inspections, Investigations, Inquires, And Due Diligence Concerning The Property. Lines On Aerial Plats Show Only The Relative Locations Of The Tract Subject To Sale And May Not Be Relied On As An Exact Location Or Boundary. Although All Information In All Advertisements Is Obtained From Sources Deemed Reliable, The Auctioneer, Real Estate Broker And Sellers Make No Warranty Or Guarantee Actual Or Implied As To The Accuracy Of The Information. It Is For This Reason That The Prospective Buyers Should Avail Themselves The Opportunity To Make Inspection Prior To The Auction. All Announcements Day Of Sale Take Precedence Over All Advertisements.



Scan the QR code to go to our website for more information

**AUCTION REPRESENTATIVES WILL BE ONSITE AT OUR OPEN HOUSE
 SUNDAY, MAY 22ND & 29TH FROM 2:00 - 4:00 PM**

Also Selling Farm Equipment at Absolute Auction

- John Deere 5065E, 815 Hours, 2 Remotes, SN402154, W/ JD 520 M Loader
- '92 Cherokee Stock Trailer
- New Holland Model 56 Hay Rake
- New Holland 271 "HayLiner" Square Baler
- Massey Ferguson DM1308 Disc Mower
- Rhino TW84 7' Bushhog
- Dearborn Model 10-152 Plow
- Disc Blade
- Taylor Way TD 962 Tiller
- Frontier Bale Spear

**TRACTOR & IMPLEMENTS
 MORE ITEMS TO BE ADDED**

QUALITY FARM IMPLEMENTS SELLING AFTER THE REAL ESTATE

All Items Paid In Full Day Of Sale. Cash, Check, Credit Card. 10% Buyers Premium Applies.

ABSOLUTE REAL ESTATE AUCTION



**Selling to the Highest Bidder,
 Regardless of Price at Absolute Auction**
**Saturday, June 4th, 2022
 @ 10:00 AM**

TRACTS 1 & 2: PRIME 10 ACRE TRACTS, WITH IDEAL HOMESITES
**TRACT 3: 47.7 ACRES WITH A BEAUTIFUL 7,000± SQ. FT. HOME
 WITH BARN & SHOP BUILDING**

600 TED PEMBERTON ROAD, ALVATON, KY

68± ACRES SELLING IN 3 TRACTS IN WARREN COUNTY

**Be Ready to Bid and Buy at
 this Absolute Real Estate
 Auction Event of the Summer -
 Saturday, June 4th, 10:00 AM**

James R. Cash II Auctions & Real Estate
The AUCTIONEER & REAL ESTATE BROKER

James R. Cash Auction & Real Estate in Partnership with Rylan Shea & 6S Auctions

The Lower Level Is Ideal For A Home Office!
Spacious Kitchen and Living Rooms,
Prime Western Kentucky Views!



ABSOLUTE REAL ESTATE AUCTION

Selling to the Highest Bidder,
Regardless of Price at Absolute Auction

Saturday, June 4th, 2022 @ 10:00 AM



The farm is ideal for livestock, fenced
and cross fenced with a pond.



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**YOU WILL NOT FIND A BETTER LOCATION TO CALL HOME
YOU MUST SEE THIS PROPERTY FOR YOURSELF!**

**2 PRIME 10 ACRE TRACTS, WITH IDEAL HOMESITES ADJOIN THE LARGER 44 ACRE
TRACT WITH A BEAUTIFUL 7,000 ± SQ. FT. HOME WITH BARN & SHOP BUILDING.**



AUCTION TERMS:

\$25,000 Down On Tracts 1 & 2, \$50,000 Down Day Of Sale
On Tract 3. Balance Due in 30 Days. 10% Buyer's Premium
Will Be Added To The Final Bid.

*Auction Representatives will be Onsite at our Open House
Sunday, May 22nd & 29th from 2:00 - 4:00 PM*

For Private Tour Contact Auctioneer Rylan Shea: 270.202.5067

Auction Conducted Under the Rhythm of the Selling Machine - James R Cash Auctions in partnership with Rylan Shea, 6S Auction..... *Auction Style!*