



SELLING AT ABSOLUTE AUCTION

Saturday, April 22nd - 10:00 A.M.
"Former Catfish Kitchen Property"
136 Teal Run Circle, Benton, KY
Fronting Along Hwy 641 - 1.3 Miles North OF Hwy 68 - Draffenville, KY
Just 3.8 Miles South Of Kentucky Dam Village

Outstanding Commercial Property

Location • Location • Location

Very Nice Multi Purpose Property
Selling After The Real Estate - Highlights
Horse Drawn Collectible Equipment, Manure Spreaders, Rakes, Plows • Oil Rig
Air Compressor • Motor Stand • 2 Ton Motor Puller - New • Pipe Binders • 26" Metal Brake
Drill Press • LP Heater • Sockets, Wrenches, Hand Tools • Hobart Iron Man Tig Welder
Lots Of Shells - Including 762's & 308's • Many Reload Items
'90 & '95 Ford Bronco's, One For Restoration • Bucket Forks • 5' Bushhog • Post Hole Digger
Hobart Commercial Mixer • 4 - Frymaster Single Deep Fryers • Pots • Upright Freezer
Wringer Washers • Scales • Vitage Kitchen Stove • Lots Of Miscellaneous!!
Complete Settlement Day Of Sale - A 10% Buyers Fee Will Be Added To Each Purchase



JAMES R. CASH

The AUCTIONEER & REAL ESTATE BROKER
P.O. BOX 9, FANCY FARM, KY 42039
270-623-8466 - www.jamesrcash.com
"The Selling Machine"

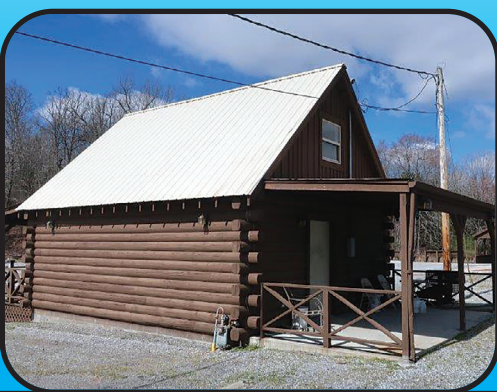




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14.84 Acres
Location • Location • Location
Endless Possibilities!



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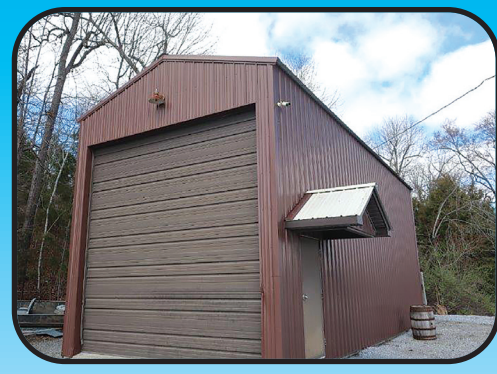


HWY 641



TREMENDOUS DAILY TRAFFIC COUNT
JUST SOUTH OF KY DAM VILLAGE
1.3 MILES NORTH OF DRAFFENVILLE, KY

Ready For Your Dreams And Imagination!
Featuring
A Very Nice
16x40 Metal Building
Roll Up Door, Walk Thru Door
Concrete Floor - Wired - Water
An 18x22 Log Cabin
With Upstairs Level And Gas Heat
A Unique Scenic Lake
Easy Access Lakeland Property!
16x20 Water Pavillion



JAMES R. CASH AUCTIONS
Jay Cash The AUCTIONEER & REAL ESTATE BROKER
270.623.8466 • 615.785.8982
FANCY FARM, KY • MURFREESBORO, TN

Real Estate Purchase Terms

10% Earnest Money Deposit Down On The Purchase Price Sale Day, Balance In 30 Days
A 10% Buyer's Premium Will Be Added To The Final Bid Of The Real Estate

Each Potential Bidder Is Responsible For Conducting His Or Her Own Independent Inspections, Investigations, Inquires, And Due Diligence Concerning The Property. 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.

