

Auction

SATURDAY, APRIL 6, 2024 - 10:00 A.M. (EDST)

**Davetta Buckner &
Mr. & Mrs. Ronnie Patton**

**Auction Conducted On Farm #1
291 Boss Road, Columbia, KY**

In The Pikes Ridge Community Near Green River Reservoir And The Taylor Co. / Adair Co. Line
Auction Signs Posted !

**3 FARMS
265 +/- ACRES
LAND & TIMBER**
1,124,000 Board Feet Of Marketable Timber
Home To All Kinds Of Wildlife
A HUNTERS PARADISE



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In The Pikes Ridge Community Near Green River Reservoir And The Taylor Co. / Adair Co. Line
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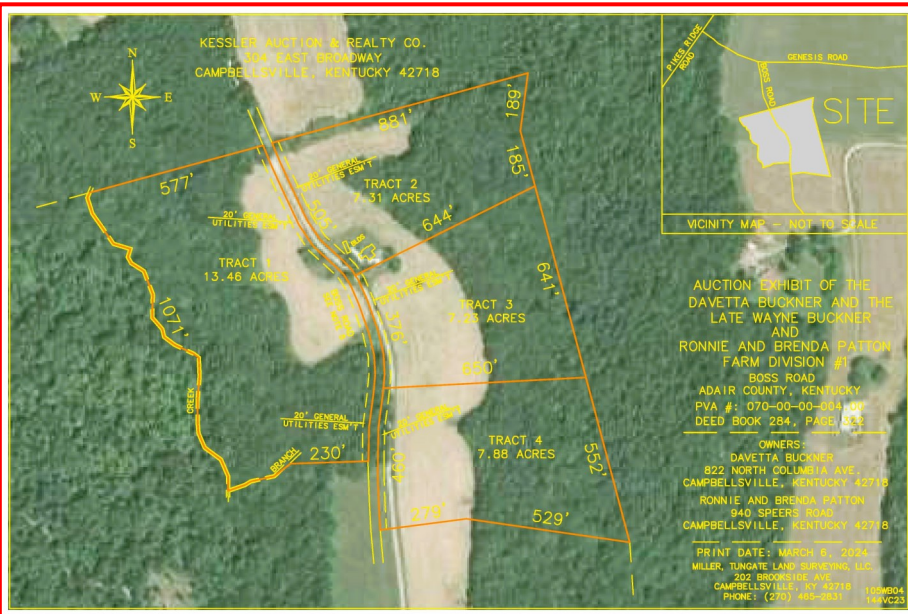
Located Approximately 10 Miles From Campbellsville, Approximately 7 Miles From Knifley
And Approximately 17 Miles From Columbia.

DIRECTIONS: From Campbellsville Or Knifley, Follow KY Highway 76, Turn Onto Gumm Road and follow 1.2 miles,
Turn Left Onto Genesis Road And Follow 2/10 Mile And Turn Right On Boss Road And Follow 2/10 Mile To Farm #1.

INSPECTION: The land and timber can be inspected daily at your leisure. Plats, timber cruise information and
additional pictures are available at our office or online at www.kesslerauction.com. Click on this auction then
documents. The auctioneers are available to answer questions at anytime by calling 270-465-7051.

AUCTIONEER'S NOTE: These properties have unlimited potential whether you are in the market for land, or timber, a
hunting or recreational site, a weekend get-a way, investment property, or a multitude of other uses. The Buckner's
and Patton's began putting this property together back in 1997 and purchased farm 1 in 2005. This is a "Great
Land & Timber Buying Opportunity" for you to own all or a portion of this property. We invite you to look this prop-
erty over before the auction, make any arrangements or inspections necessary and come prepared to BID & BUY, at
absolute auction, Saturday, April 6, 2024 at 10AM EDST. Make plans to attend this auction and bring a friend.
We'll see you there! John and John Wayne Kessler.

TERMS: REAL ESTATE: 10% of purchase price day of auction (a personal check with ID, cash, or cashier check), along with the signing of a Real Estate Sales and Purchase Contract. The balance due with delivery of deed on or before May 21, 2024. **TIMBER:** 10% of purchase price day of auction (a personal check with ID, cash, or cashier check), along with the signing of a Timber Sales and Purchase Contract. The balance due with delivery and signing of a recordable timber contract on or before April 22, 2024. **Note:** A 10% Buyers Premium will be added to all winning bids on the real estate and timber to determine the final sales and purchase price. **ALL BUYERS NOT KNOWN BY KESSLER AUCTION & REALTY CO. MUST HAVE A BANK LETTER OF GUARANTEE ADDRESSED TO KESSLER AUCTION & REALTY CO. OR CERTIFIED FUNDS.** **NOTICE:** Any announcement made by the auctioneer from the auction block on the day of sale will take precedence over any printed material or oral statement. In an auction sale, all property is sold As Is, Where Is with NO warranty expressed or implied by the sellers or auction company. The information in this ad is believed to be correct but is not guaranteed. It is the responsibility of each potential bidder to make their own inspections or investigations and to bid on their judgment of value. The real estate is available daily by appointment with the Auction Company prior to the auction to make or have made on your behalf any inspections you choose.



TRACT #2: 7.31 +/- acres with the MF home and detached garage. **TRACT #3:** 7.23 +/- acres, no improvements. **TRACT #4:** 7.88 +/- acres, no improvements. **TIMBER:** Tract #1 - 4 contains approximately 156,000 board feet of marketable timber. The timber cruise was completed by Dynamic Forest Management (Luke Biscan) and includes all timber 16" at the stump and above, figured at 6" from the ground. Removal of the timber will be on or before 18 months from the signing of a timber contract. Tract #1 has approximately 61,000 board feet and consist of: Beech 16,000 board feet, Yellow Poplar 15,000 board feet, White Oak 14,000 board feet, Hickory 5,000 board feet, Soft Maple 3,000 board feet, Misc. Red Oak 2,000 board feet, Hard Maple 2,000 board feet, Chestnut Oak 2,000 board feet, Ash 1,000 board feet and Black Cherry 1,000 board feet. Tract #2 - 4 has approximately 95,000 board feet and consist of: Yellow Poplar 24,000 board feet, Beech 23,000 board feet, White Oak 17,000 board feet, Hickory 13,000 board feet, Ash 5,000 board feet, Hard Maple 5,000 board feet, Misc. Red Oak 4,000 board feet, Soft Maple 2,000 board feet, Black Gum 1,000 board feet, and Black Cherry 1,000 board feet. We invite and welcome you to make your own personal cruise of the timber.

**3 FARMS
265 +/- ACRES
LAND & TIMBER
1,124,000 Board Feet Of Marketable Timber
Home To All Kinds Of Wildlife**

**LAND & TIMBER OFFERED
SEPARATE & TOGETHER IN A MULTI PAR AUCTION**
265 +/- ACRES - 3 FARMS
**SELLING IN 6 TRACTS WITH THE RIGHT RESERVED TO GROUP
BUY 1 TRACT, COMBINATION OF TRACTS OR AS A WHOLE PER LOCATION
USING OUR COMPUTER RUN MULTI-PAR SYSTEM**
1,124,000 +/- BOARD FEET OF TIMBER
**SELLING IN 6 TRACTS WITH THE RIGHT RESERVED TO GROUP
BUY 1 TRACT, COMBINATION OF TRACTS OR AS A WHOLE PER LOCATION
USING OUR COMPUTER RUN MULTI-PAR SYSTEM**

**Farm #1 & Farm #3 belongs to Davetta Buckner and Mr. & Mrs. Ronnie Patton.
Farm #2 belongs to Davetta Buckner.**

FARM #1

FARM #1: 35.88 +/- ACRES



FARM #1: 35.88 +/- ACRES (new survey underway), fronting on both sides of Boss Road. This property consists of open land and wood land with marketable timber and it is improved with a 1970 Mans single wide manufactured home (has title - not lived in since 2015), a metal sided detached garage and a metal sided building. The FSA office shows 12.22 acres of cropland. The open ground was planted in corn for 2023. This property is very picturesque, and it has some nice home sites or weekend cabin sites. Wildlife of all kinds call this area home. Public water is on Boss Road in front of this property. The land will be offered in 4 tracts, and the timber will be offered separate from the land on each tract, with the right reserved to group. **TRACT #1:** 13.46 +/- acres with the metal sided building.



Ideal for recreational use or hunting, this is a hunters paradise, and it has several hunt stands in place. Several large rack deer, turkey and other wildlife have been harvested over the years. The land and timber will be offered separate, with the right reserved to group. **TIMBER:** Farm #3 contains approximately 757,000 board feet of marketable timber. The timber cruise was completed by Dynamic Forest Management (Luke Biscan) and includes all timber 16" at the stump and above, figured at 6" from the ground. Removal of the timber will be on or before 18 months from the signing of a timber contract. Timber consist of: White Oak 260,000 board feet, Misc. Red Oak 138,000 board feet, Yellow Poplar 137,000 board feet, Hickory 88,000 board feet, Beech 63,000 board feet, Hard Maple 20,000 board feet, Chestnut Oak 11,000 board feet, Ash 9,000 board feet, Black Walnut 8,000 board feet, Sweet Gum 5,000 board feet, Chinkapin Oak 5,000 board feet, and Misc. Hardwood 13,000 board feet.



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FARM #2

FARM #2: (Tract #5) 82.31 +/- ACRES



FARM #2: (Tract #5) 82.31 +/- ACRES (new survey underway) with access by a pass way. This property consists of mostly wood land with marketable timber and it is improved with a rock sided house (not lived in for several years), and an old barn. This property is ideal for recreational use or hunting and it's home

to all kinds of wildlife, and it has several hunt stands in place. The land and timber will be offered separate, with the right reserved to group. **TIMBER:** Farm #2 contains approximately 211,000 board feet of marketable timber. The timber cruise was completed by Dynamic Forest Management (Luke Biscan) and includes all timber 16" at the stump and above, figured at 6" from the ground, 12" for Red Cedar. Removal of the timber will be on or before 18 months from the signing of a timber contract. Timber consist of: White Oak 70,000 board feet, Yellow Poplar 39,000 board feet, Misc. Red Oak 26,000 board feet, Beech 22,000 board feet, Hickory 20,000 board feet, Hard Maple 8,000 board feet, Sycamore 5,000 board feet, Virginia Pine 5,000 board feet, Soft Maple 4,000 board feet, Chestnut Oak 3,000 board feet, Black Walnut 3,000 board feet, Ash 2,000 board feet, Red Cedar 2,000 board feet, and Misc. Hardwood 2,000 board feet.

FARM #3

FARM #3: (Tract #6) 147.00 +/- ACRES

FARM #3: (Tract #6) 147.00 +/- ACRES (new survey underway) with access by a open ingress/egress easement across Farm #2 (Tract #5). This property consists of mostly wood land with marketable timber and has no improvements.



BID & BUY THE AUCTION WAY!