

Auction

SATURDAY, APRIL 27, 2024 - 10:00 A.M.

Gribbins, Cheatham & Foley

Raikes Hill Road, Elkhorn, KY., Auction Signs Posted

Directions: From Campbellsville, follow KY Highway 70 (Liberty Road) approximately 10 miles to Mannsville, turn onto Ky 659 (Raikes Hill Road) and follow to the property. OR at Mannsville, turn onto Ky 337 and follow approximately 3.70 miles, turn onto Merrimac Road and follow to the property.

100 +/- ACRES - 4 TRACTS
3 Barns - Acreage / Mini Farm Tracts - Homesites - Farm Land
PERSONAL PROPERTY
Farm & Horse Drawn Equipment - Shop Tools & Miscellaneous Items

Tracts #1 - 3 belongs to Richard & Shelley Gribbins, Margie & Jim Cheatham, Debra & Donnie Foley.
Tract #4 belongs to Richard & Shelley Gribbins

100 +/- ACRES
SELLING IN 4 TRACTS WITH THE RIGHT RESERVED TO GROUP
BUY 1 TRACT, COMBINATION OF TRACTS OR AS A WHOLE
USING OUR COMPUTER RUN MULTI-PAR SYSTEM
TRACT #4 WILL SELL SEPARATE & NOT BE GROUPED

REAL ESTATE: 100 acres, more or less (new survey underway) with access from Raikes Hill Road and limited access from Merrimac Road. The land lays level to rolling and is an ideal livestock farm with ample land for hay or crops. The farm is improved with 3 barns including a feed barn and 2 combination barns, and 4 ponds for livestock water. **ALL TRACTS FRONT ON AN ACCESS EASEMENT RUNNING FROM RAIKES HILL ROAD.** **TRACT #1:** 43+/- acres, includes 3 of the ponds listed above. **TRACT #2 - BARN TRACT:** 15+/- acres includes all of the barns listed above and a pond. **TRACT #3:** 18+/- acres. All open land. **TRACT #4:** 24+/- acres. Mostly open land with a small building. This tract sells separate and will not be grouped. **REAL ESTATE INSPECTION:** The land can be inspected daily at your leisure. Plats, 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. Your inspection is invited and appreciated.



PERSONAL PROPERTY:

The Personal Property Can Be Inspected 1 hour prior to the auction.

FARM EQUIPMENT: Ford 1 row cultivator, Ford Dearborn 6' mowing machine, Ford Dearborn 3pt cut off saw w/pully. **HORSE DRAWN EQUIPMENT:** 1 row cultivator, 1 row corn planter, 1 row tobacco setter, harrow, section harrow. **MOTORCYCLES & MISCELLANEOUS:** Honda 450 (not running), Honda 200 (not running), 2 garden tillers (not running), chain saw (not running), old table jigsaw, old 1 inch belt sander, homemade shop blower, miscellaneous hand tools, 2 mineral feeders, feed tubs.

SEE OTHER SIDE FOR ADDITIONAL INFORMATION & AUCTION TERMS
Plats and additional pictures are available online at www.kesslerauction.com. Click on this auction then documents.
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FOR AUCTION INFORMATION CONTACT:
JOHN M. KESSLER, PRINCIPAL REAL ESTATE BROKER & AUCTIONEER
JOHN WAYNE KESSLER, REAL ESTATE BROKER & AUCTIONEER
www.kesslerauction.com 270 - 465 - 7051



AUCTION CONDUCTED BY:



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304 EAST BROADWAY, CAMPBELLSVILLE, KY. - PHONE 270-465-7051

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"Keep Smiling Neighbor,
Let Us Do The Crying"

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AUCTIONEER'S NOTE: If you are in the market for a farm, home site, investment property, or looking to expand your current farming operation, we invite you to look this property over before the auction, make any arrangements or inspections necessary and come prepared to BID & BUY, Saturday, April 27, 2024 at 10AM. The personal property can be inspected one hour prior to the auction. Make plans to attend this auction and bring a friend. We'll see you there! John and John Wayne Kessler. Visit our website for additional pictures: www.kesslerauction.com

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 June 11, 2024. **PERSONAL PROPERTY:** Cash or good check with proper ID, or Visa/Master Card (with a 3% convenience fee) day of auction. **NOTE:** A 10% Buyers Premium will be added to all winning bids on the real estate and personal property 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.

Make Plans To Attend This Auction !



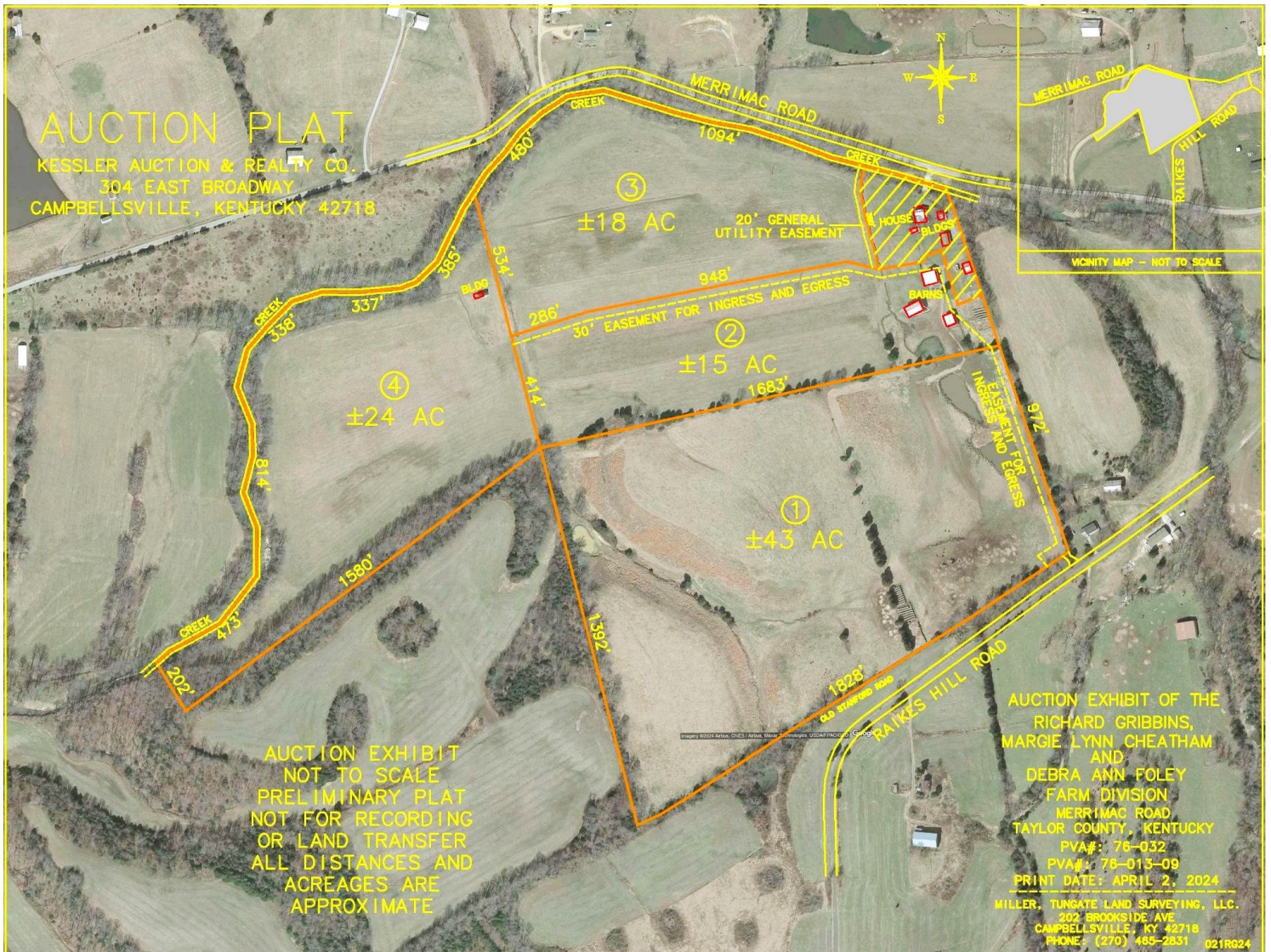
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