

AUCTION

SATURDAY, DECEMBER 10 @ 10:00 A.M.

LOCATION!



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94.29 AC FARM • PRIME FARMLAND

SELLING IN 7 TRACTS • COMMERCIAL OR RESIDENTIAL • UTILITIES AVLB.

DESCRIPTION OF REAL ESTATE:

A new survey has been completed. Copies are available upon request.

TRACT #1: 2.04 AC w/ road frontage on Hwy. 163 North.

TRACT #2: 2.23 AC w/ road frontage on Hwy. 163 North.

TRACT #3: 10.79 AC. A very suitable building lot!

Access to Hwy. 163 North via a 50' right-of-way.

TRACT #4: 14.50 AC of open land w/ a pond.

Access to Hwy. 163 North via a 50' right-of-way.

TRACT #5: 7.41 AC of cropland.

Access to Hwy. 163 North via a 50' right-of-way.

TRACT #6: 15.94 AC of cropland.

Access to Hwy. 163 North via a 50' right-of-way.

TRACT #7: 41.38 AC of cropland w/ a pond. The largest tract!

Access to Hwy. 163 North via a 50' right-of-way.

ORDER OF SALE:

To be announced on the day of sale. Option will be given to buy part or all.

DIRECTIONS TO PROPERTY:

This property is located just outside the city limits of Tompkinsville, on Highway 163 North (Edmonton Rd). **SIGNS POSTED.**

PROPERTY TAXES:

The **2022 property taxes** will be paid by the sellers. The **2023 property taxes** will be prorated as of the date of closing.

TERMS OF SALE:

Real Estate: The purchaser will be required to pay a **15% non-refundable** down payment & sign a purchase contract on the day of the sale. The balance is due on or before **45 days** with full possession given with the deed at closing. This property is selling **"As Is, Where Is"** both surface and subsurface. **LIVE & ONLINE BIDDING AT THE SALE SITE.** Buyers must register with a valid driver's license to bid. **NOTE:** There will be a **6% buyer's premium** added to the final bid to establish a contract price.

AGENTS' NOTES:

This is a once in a lifetime opportunity to buy such a large amount of land that is located at the edge of the city limits of Tompkinsville, KY! The possibilities and potential for this farm are endless. This property is truly a must-see!

BUY PART OR ALL!

Join us Dec. 10th!

WILLIAM CARL BARTLEY ESTATE

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. AND/OR MILLS REAL ESTATE & AUCTION CO. CANNOT & DO NOT GUARANTEE ITS ACCURACY. OWNERS & AGENTS ARE NOT RESPONSIBLE IN CASE OF ACCIDENTS.

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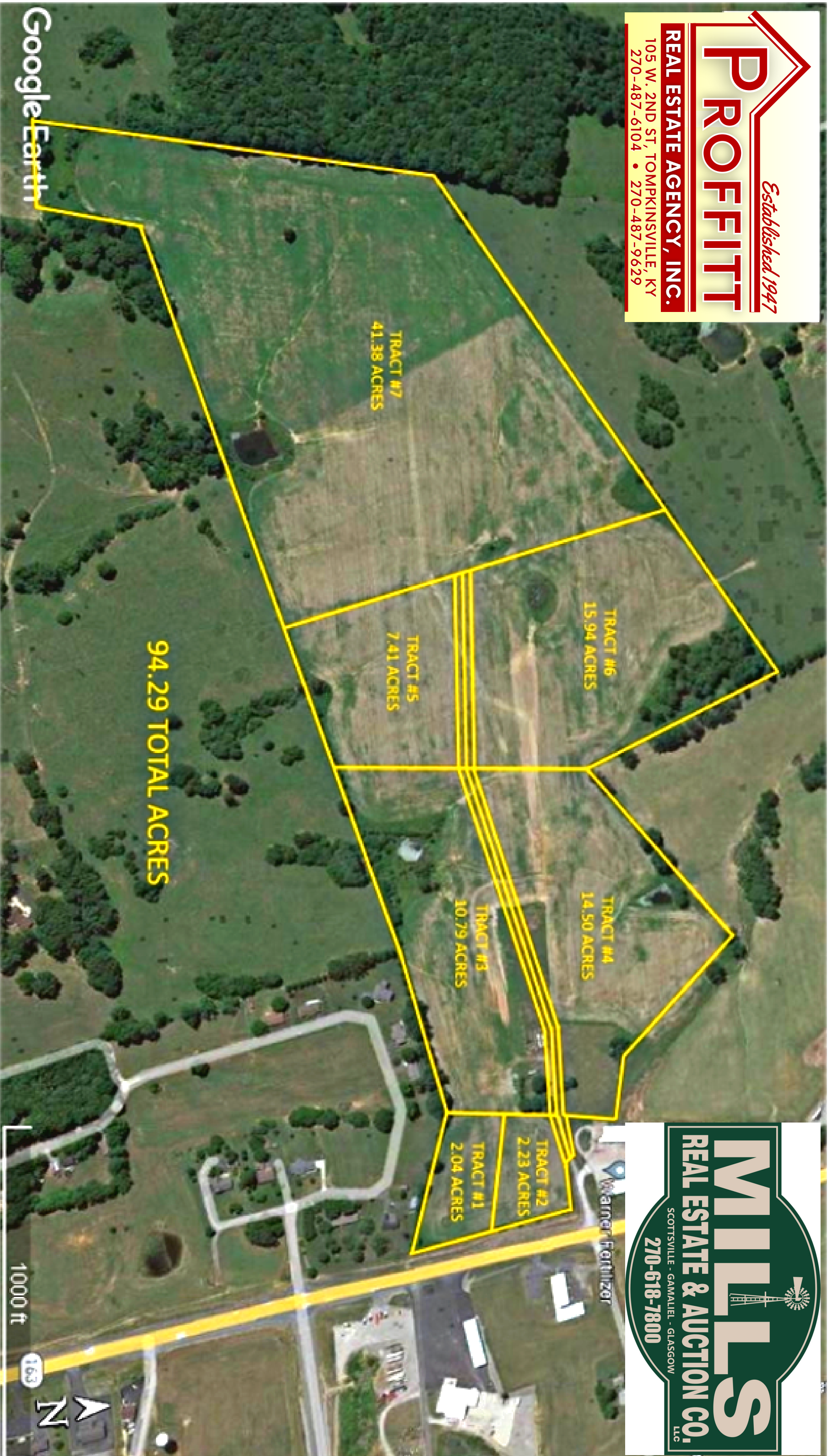
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270-618-7800



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SCOTTSDALE - GALLIUM - GLASGOW
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