

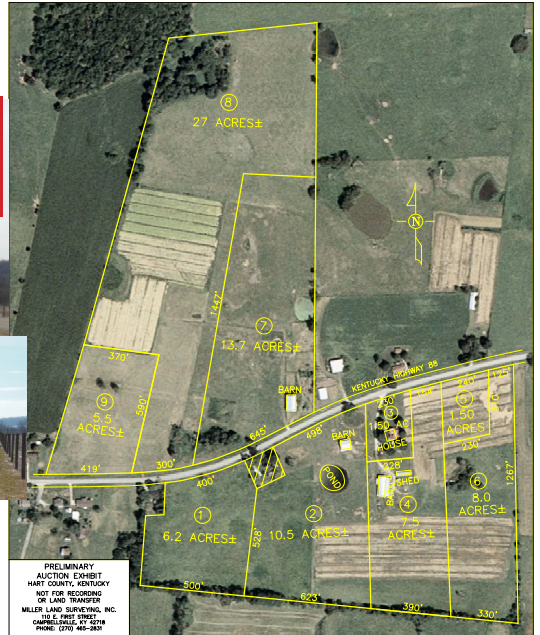
# Partners AUCTION

## SATURDAY, MARCH 29, 10 AM CT

**LOCATION: 2425 Hardyville Rd.  
Munfordville, Ky**



**OPEN HOUSE: MARCH 23RD 2-5 PM CT AND MARCH 28TH 2-5 PM CT**



**SELLING:**

OUTSTANDING 85 ACRE FARM TO BE OFFERED IN 9 TRACTS, COMBINATIONS & ENTIRETY! INCLUDED IN THIS AUCTION A BEAUTIFUL 3000 SQUARE FT. TWO STORY COUNTRY STYLE HOME, THREE BARNs AND SOME OF THE BEST FARM LAND OFFERED AT PUBLIC AUCTION IN A LONG TIME! THIS FARM HAS ROAD FRONTAGE ON BOTH SIDES OF THE ROAD ON KY HWY 88 IN HART COUNTY EAST OF MUNFORDVILLE AND WEST OF HARDYVILLE.!

**IMPROVEMENTS:**

A TWO STORY COUNTRY STYLE HOME CONSISTING OF A BEAUTIFUL KITCHEN/DINING ROOM WITH OAK HARDWOOD FLOORING. SOLID OAK CABINETS W/BAR BUILT IN DOUBLE OVEN DROP IN STOVE, DISHWASHER & MICROWAVE, WALK IN PANTRY. LIVING ROOM, TWO BEDROOMS, ONE MASTER W/ FULL BATH & WALK IN CLOSET, ALSO A SUNROOM AREA, OFFICE & UTILITY ROOM. SECOND FLOOR TWO BEDROOMS WITH FULL BATH WITH ENTRANCE FROM EACH. ALSO ON THE SECOND FLOOR AN EXTRA DEN. FOYER HAND CARVED CROSS CUT RED OAK STAIRCASE. DOWNSTAIRS HAS CENTRAL HEAT/AIR ELECTRIC, TWO VENTLESS FIREPLACES & THE UPSTAIRS BASEBOARD ELECTRIC HEAT WITH THE CAPACITY FOR CENTRAL HEAT/AIR. FRONT PORCH WITH SWING, BACK AGGREGATE PATIO W/ 4 1/2 FT. ABOVE GROUND POOL WITH DECK. HOME IS WELL LANDSCAPED BEING OFFERED WITH NICE LOT WITH GARDEN SPOT AND MATURE SHADE.

**OTHER IMPROVEMENTS:**

A 96X32 TOBACCO BARN WITH A 96X16 FT. SHED INCLUDING IN THE SHED A 52X16 STRIPPING ROOM W/ CONCRETE. ALSO THERE IS A 12X16 WORKSHOP. THIS BARN HAS ITS OWN ELECTRIC METER AND IS AN EXCELLENT BARN WITH THE CAPACITY TO HOLD SEVERAL ACRES OF TOBACCO AND STRIPPING FACILITY.

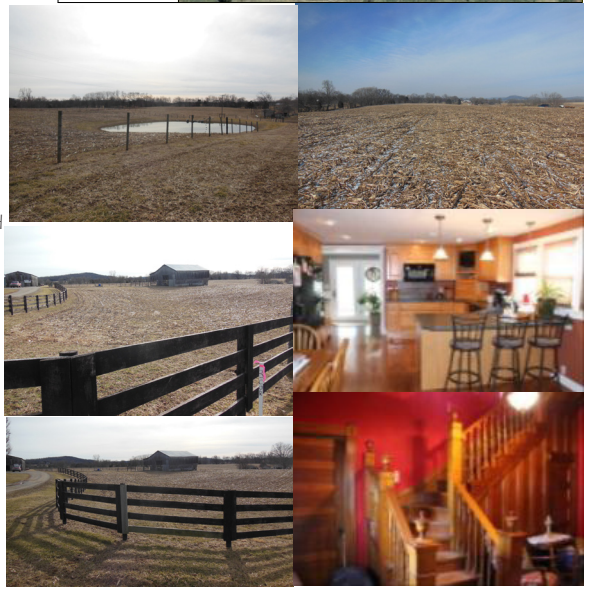
ALSO A 48X32 STOCK BARN WITH 48X12 OPEN SHED, THERE IS A LOFT IN THIS BARN. ALSO A 72X44 TOBACCO BARN.

THERE ARE TWO PONDS, CATTLE WATERS, COUNTY WATER AVAILABLE FOR EACH TRACT.

**TERMS:** 15% Deposit Required Day of Auction with the Balance on or before 30 Days with Deed. **POSSESSION:** Land Farming Rights April 3rd Possession of Home 60 Days from Day of Sale. Lead Base Inspection: March 13-28 Home was Built Prior to 1978 and Buyer will be Required to Sign a Lead Base Paint Waiver

**OWNER:** Melissa Harp

**AUCTIONEERS NOTE:** Don't Miss This Outstanding Absolute Real Estate Auction! Being Offered One of The Most Outstanding Farms In Hart County! Seldom Available Hwy 88 Frontage in A Great Farming Area! Location is Everything and this one has it! Just Minutes From I-65 and Munfordville! Don't Fail to Check out these Properties Selling Absolute!



**For More Information** Call Darrell Hensley 270-528-6955 or dhensleycbanker@gmail.com. Ronald Riordan 270-528-6700

Concessions will be Available and Provided By The Calvin Harp Football Scholarship Program. All Announcements Day of Sale Take Precedence over any other Form of Advertisement! Neither Owner or Auctioneers Responsible for Accidents or Injury. Information given deemed to be reliable. Potential Bidders should inspect properties to their satisfaction before bidding.



**Partners AUCTION COMPANY**  
**PARTNERS GROUP LLC**  
**270-786-2025**  
**www.hensleyforsale.com**  
**6785 DEFRIES • CANMER, KY 42722**

**AUCTION CONCEPTS**  
**PAC Partners Auction Group LLC**  
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**204 CAVALRY DRIVE • GLASGOW, KY**

**Jim Huggins**  
**Broker/ Auctioneer**  
**Darrell Hensley**  
**Auctioneer**