

SEVERAL ACRES OF CROPLAND!



TRACT SIZES ARE AS FOLLOWS:

TRACT #1: 1.53 Acres, m/l, mostly cleared level ground, beautiful homesite with blacktop road frontage.

TRACT #2: 1.35 Acres, m/l, includes a 3 Bedroom, 1 Bathroom Brick House w/ Basement (per PVA). House has a covered front porch and side entrance, metal roof, central heat / air, county water, concrete driveway, outbuilding & mature shade trees. **House would make an excellent permanent residence, rental property, lake retreat or flip house.**

TRACT #3: 2.36 Acres, m/l, w/ Barns. Includes a 4-bay metal building, older milk parlor, older tobacco barn, **mostly cleared**, potential building site, mature trees. Accessed by 20 ft. Access & Utility Easement.

TRACT #4: 9.07 Acres, m/l w/Stream. Property is **mostly cleared** with multiple building sites and wooded area. Accessed by 20 ft. Access & Utility Easement.

TRACT #5: 17.33 Acres, m/l, w/ Stream & Waterfall. Property is gently rolling, **mostly cleared** with beautiful homesites & wooded area. Tract currently has row crops. Accessed by 20 ft. Access & Utility Easement.

TRACT #6: 13.19 Acres, m/l, w/ Stream & Waterfall. Property is **about 1/2 cleared & 1/2 wooded**, beautiful building site and currently has row crops. Accessed by 20 ft. Access & Utility Easement.

TRACT #7: 19.45 Acres, m/l, w/ Stream, Waterfall & Pond. Property is **about 1/3rd cleared & 2/3rds wooded**, excellent hunting, cleared area features beautiful home site. Currently has row crops. Accessed by 20 ft. Access & Utility Easement.

MANNER OF SALE:

Tracts will be auctioned on an individual basis & then in any combinations using Golden Rule-Wilson's Computerized Multi-Parcel Selling System allowing anyone to bid on any tract or combination of tracts at any time. This allows bidders to make or break a combination, ultimately allowing purchasers to bid only on the tract / tracts they want and allowing individual tract bidders the ability to defend their bids!

This is a LIVE AUCTION - Any absentee bidders must call 270-866-6600 to make prior arrangements if you are unable to attend.

TRACT #1



TRACT #5



TRACT #3



TRACT #3



Several Streams & Waterfalls!



TRACT #7

