



12600 N Green River Road  
Evansville, IN 47725  
(812) 467-0227



Seller: Charles Phipps

Broker: Vince Carter; The Vince Carter Team at  
Carter Realty Group, LLC. License #: 238168;  
(502) 974-8464 or (270) 908-0020

Auctioneer: Trent Sohn #RP00867, #AC3000226



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*Online Only Auction!*

Real Estate and Personal Property in Smithland, KY

*Auction Ends: October 30, 2023*

AMAZING 64.70+/- ACRES with CUSTOM HOME & POLE BARN  
FRONTING on the CUMBERLAND RIVER in LIVINGSTON COUNTY, KY!  
Plus; KUBOTA TRACTOR & ZERO TURN MOWER, RANGER UTV,  
IMPLEMENTS, UTILITY TRAILER, TOOLS, COLLECTIBLES & MORE!



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Real Estate and Personal Property in Smithland, KY

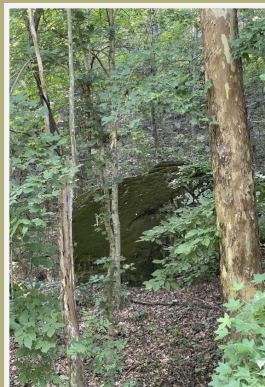
*Auction Ends: October 30, 2023*

Attention Nature Lovers, Hunters, Boaters, Trail Riders,  
Rock Climbers & Investors!  
This amazing property deserves your full attention.

AMAZING 64.70+/- ACRES with CUSTOM HOME & POLE BARN  
FRONTING on the CUMBERLAND RIVER in LIVINGSTON COUNTY, KY!  
Plus; KUBOTA TRACTOR & ZERO TURN MOWER, RANGER UTV,  
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*Real Estate Highlights:*

- Located Less Than 30 Minutes from Paducah, KY!
- Located Less Than 2 Hours from Nashville, TN & Evansville, IN!
- Located Only 20 Minutes from Grand Rivers!
- Located Less Than 1 Hours from Land Between the Lakes Recreation Center!
- Amazing 1,950 SqFt Custom Home w/ Covered Porches!
- Heavy Gauge Steel Roof & Siding!
- Large Pole Building, Air-Conditioned Doghouse, 6' Chain Link Fence & More!
- Over 2,300' of Cumberland River Frontage!
- Virgin Forest w/ Trails, Rock Cliffs, & Abundance of Deer & Other Wildlife!
- Guaranteed Good Title & 60 Days to Close!
- 5% Buyer's Premium!





AMAZING 64.70+/- ACRES with CUSTOM HOME & POLE BARN  
FRONTING on the CUMBERLAND RIVER in LIVINGSTON COUNTY, KY!

Bidding Ends: MONDAY OCTOBER 30th at 6:00 PM (Soft Close)

Welcome to your dream retreat nestled on 64.7+/- scenic acres!  
Boasting almost a half mile of Cumberland River frontage and a long, gated driveway - this gorgeous, secluded setting feels like it is a thousand miles away from the hustle and bustle of daily life, but is only a short drive from Paducah, Nashville, Evansville, or Kentucky Lake!

This unique home was custom built in 2007 and offers 1,950 square feet of living space all on one level. This includes a well-appointed kitchen that is open to the dining area and large living room complete with a wood burning stove. The primary bedroom features an amazing walk-in closet and a full attached bath. The second bedroom / den offers more incredible cabinetry along with a fold-down queen-size Murphy Bed. A unique “Safe” room provides you protection from a storm, and the perfect place for your firearms or other valuables. Completing the inside of the home is a large foyer with an antique floor to ceiling pier mirror, a half bath, and a large laundry / mud room – again, with lots of great cabinetry!

Outside you will find front and rear covered porches that run the entire length of the house - along with a 36’x32’ attached carport. A portable generator with installed hook-up is ready if you lose power to this all-electric home.

You will also find plenty of space for your toys and tools in the very nice 40’x40’ pole barn. It offers 14’ covered canopies on both sides of the building for extra storage, an insulated room with an in-wall

HVAC unit, and an A-Frame Gantry Crane.

Your dogs or cats even have a place to call their own with a 10’x10’ heated and air-conditioned kennel!

All these improvements are surrounded by 6’ chain link fence with a Viking remote control gate.

The diverse acreage offers you a new potential adventure every day! You can just relax overlooking the beautiful river or the onsite waterfall; hunt deer, turkey and other wild game; walk or ride the trails; birdwatch; rock climb, or camp under the stars. If a tent is not for you, there is even a 12’x20’ building/cabin on top of the hill where you can see for miles!

*There are too many more features and amenities to list here, so please make your plans now to visit us at the scheduled Public Showings!*

- Lot Size: 64.70+/- Acres

- Approx Rm Sizes: Living Rm & Kitchen Area 38.8x19.6; Primary Bedroom 15x14; Bedroom 13x10.6; Laundry 10’x9.11; Foyer 19x10

- Approx ’22 Pay ’23 Taxes: \$1,140.24 Per Yr w/ Age Exemption

- PVA Parcel #: 043-00-00-020.00

*Please note, if you do not wish to bid online, you may call to make alternate arrangements!*

*“Between every two pines is a doorway to a new world.” - John Muir*



Terms: 5% Buyer’s Premium will be charged. The successful online bidder will be required within 48 hours after auction close to sign a standard form purchase agreement and submit a 5% deposit. This deposit may be in the form of a personal or business check. The balance will be due & payable at closing within 60 days. While this does give you plenty of time to complete any financing that you may be considering, the sale is not subject to financing. Buyer will be guaranteed good merchantable title. The real estate taxes will be prorated to the date of closing. The property is selling on an AS IS basis and subject to seller approval. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. Sohn & Associates, Ltd, The Vince Carter Team at Carter Realty Group, LLC and their representatives are agents of the seller.

Please note, anyone participating in this auction either live, online, or by phone, is personally responsible for any bids - whether bidding on behalf of their personal account or on behalf of a corporation or other third party. If you are bidding on behalf of a third party, you are responsible for obtaining the necessary documentation authorizing you to bid on behalf of the third party. Sohn & Associates, Ltd will look to the herein registered bidder for performance on any bid placed on this auction if you are the successful high bidder.

KUBOTA TRACTOR & ZERO TURN MOWER, RANGER UTV,  
IMPLEMENTS, UTILITY TRAILER, TOOLS, COLLECTIBLES & MORE!

Bidding Ends: MONDAY OCTOBER 30th Starting at 6:30 PM (Staggered Soft Close)

*The sellers of this well-maintained property are moving and providing you this wonderful opportunity! Listed below are just a few of the highlights available in this auction.*

**Tractor:** 2006 Kubota MX 5000 4WD Diesel Tractor with Kubota LA852 front end loader. 52.2 Gross HP; Had 363.8 hours at time of listing. Four-speed shuttle shift with high/low range. Very nice, well-maintained machine!

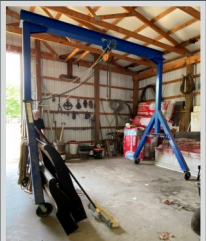
**3 Pt Implements / Equipment:** Atlas Heavy Duty Box Blade; Tiger Club C-1610-LT 5’ Rotary Mower

**UTV:** 2022 Ranger XP1000 UTV with Dual overhead cam engine made in the USA and has only 329 miles & 79.6 hours at time of listing; Air assist dump bed; Has a windshield, roof, rear view mirror, and 2-inch ball hitch; This is a fantastic, well-maintained machine!

**Mower:** Kubota ZD331 Zero Turn Mower; Commercial Grade; Diesel; 72” Pro-commercial deck. Had 784 hours at time of listing. New chute. Hydraulic lift. Includes Lincoln battery-powered grease gun. Very well maintained machine!

**Trailer:** 2018 10' Single Axle Utility Trailer

**Tools & Miscellaneous Shop Items:** Stihl MS 261 C Chainsaw; Oregon Chainsaw Sharpener; Lincoln Ideal Arc 250 Welder; Amico DC-160A Dual Voltage Welder; Welding Table, Tig Torch, Leads, Rods & Accessories; KTS 16-Speed Drill Press; Sears Craftsman 10-Inch Table Saw; Senco Air Frame Nailers; Milwaukee PortaBand; Porter Cable 6641 Fastener Driver; Rockwell 627 Two-Speed Tiger Saw; Six-Foot Portable Scaffold; Steel Warehouse Cart; Work Force Adjustable Rolling Stands; LP Tanks; Shop Fans; Lots of Log Chain; Werner 12-Foot Fiberglass Step Ladder; Jack Stands; Large C-Clamps; 4 Packages of Thermal Home Insulation; CST / Berger Transit Level; Bell



**Property Location:** 788 TILINE ROAD SMITHLAND, KY 42081

**Directions:** From the Paducah area, go North on US Hwy 60 W approximately 20 miles to Smithland, continue on Adair Street, to Right on Tiline Rd (KY-70), then turn Left onto property (watch for signs); or from the Marion area, go South on US-60 W approximately 26 miles, cross over the Cumberland River Bridge and then take a Left on Tiline Rd (KY-70), then turn left onto property (watch for signs).

Systems Lineman’s Hatchet; More!

**Collectibles & Miscellaneous:** Carved Asian Figures; China Foo Dog and 4 Decorative Spheres; Victorian Pickle Caster Set; Vintage Four-Piece Dresser Set; 60-Quart Igloo Cooler; US Trenching Tool; Radio Shack 40W PA Amplifier w/ Microphone; Pentax SF1 35mm Camera; Dazey Glass Butter Churn; As-New Black Samsung Microwave Oven

Visit the Bidding Link for Complete Searchable Catalog & Hundreds of Pictures!

*Please visit the bidding link for hundreds of pictures or call with any questions!*

**Pick-Up:** THURSDAY NOVEMBER 2<sup>nd</sup> from 11:00 AM – 4:00 PM. PLEASE NOTE THAT PICK-UP IS TO BE SCHEDULED BY APPOINTMENT ONLY through our online signup genius calendar via email link. You will receive a link with your paid invoice. Shipping will be available on certain items.

*Please read all Terms & Conditions online before bidding.*

*If you have any questions or do not wish to bid online, please call us, and we will be happy to assist!*

**Terms:** 10% Buyers Premium will be added to the final bid price to determine final selling price. ALL PURCHASES ARE SUBJECT TO A 6% KENTUCKY SALES TAX unless a sales tax exemption certificate is provided to Sohn & Associates, Ltd. SALES TAX WILL BE CHARGED ON THE HAMMER PRICE AND BUYERS PREMIUM. Payment may be made by cash, check or credit card. All items selling AS-IS. All sales are final. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. No returns or adjustments will be made. For a complete listing of items and auction terms, please visit the bidding link at [www.SohnAndAssociates.HiBid.com](http://www.SohnAndAssociates.HiBid.com). *If you do not wish to bid online, please call the office to make alternate arrangements.*

Previews: SUNDAY OCTOBER 22nd 12 NOON – 3:00 PM  
& MONDAY OCTOBER 23rd 11:00 AM – 2:00 PM

*Bidding Link:*  
*[www.SohnAndAssociates.HiBid.com](http://www.SohnAndAssociates.HiBid.com)*