

AMAZING INVESTMENT OPPORTUNITY, 625+/- ACRES OF PRIME CROPLAND, PASTURE, AND WOODS LOCATED JUST MINUTES OFF I-65 AT EXIT 48 PARK CITY KENTUCKY. THE PROPERTY IS 70% OPEN IN LEVEL TO GENTLY ROLLING FIELDS WITH THE BALANCE IN MOSTLY HARDWOODS. THE PROPERTY JOINS THE PARK MAMMOTH GOLF CLUB AND IS LESS THAN A MILE FROM THE MAMMOTH CAVE NATIONAL PARK BOUNDARY. THIS IS PRIME DEVELOPMENT PROPERTY FOR THE AREA IN JUST 13 MILES FROM THE KENTUCKY TRANSPARK OF BOWLING GREEN. THERE IS OVER 3800 FOOT OF HIGHWAY ROAD FRONTAGE ON LOUISVILLE ROAD (U.S. HWY 31-W), OVER 1,700 FOOT OF COUNTY ROAD FRONTAGE, ALONG WITH A MILE OF INTERNAL COUNTY BLACKTOP ROAD RUNNING THROUGH THE PROPERTY. THIS IS CURRENTLY A WORKING FARM WITH OVER 270+/- ACRES OF ACTIVE CROPLAND, 180+/- ACRES OF PASTURE WITH FOUR FARM HOUSES ALONG WITH 8 BARN, 2 PONDS AND SOME FENCING. ALL UTILITIES ARE ON THE PROPERTY INCLUDING COUNTY WATER & CAVELAND SEWER.



TRACT 1: 1 1/2 STORY FARM HOUSE, 1630+/- SQFT PER PVA



TRACT 2: 1 1/2 STORY FARM HOUSE, 1426+/- SQFT PER PVA



TRACT 3: FARM HOUSE, GARAGE, 1391+/- SQFT PER PVA



TRACT 4: FARM HOUSE, GARAGE, 990+/- SQFT PER PVA

TERMS & CONDITIONS: ALL BIDDERS MUST REGISTER WITH PHOTO ID. 10% DOWN DAY OF AUCTION. BALANCE DUE ON OR BEFORE 45 DAYS. SELLER PROVIDES GENERAL WARRANTY DEED. POSSESSION WITH DEED. 2025 PROPERTY TAXES PRORATED. ALL HOMES BUILT BEFORE 1978 MAY CONTAIN LEAD BASE PAINT. PROSPECTIVE BUYERS ARE GIVEN 10 DAYS PRIOR TO AUCTION TO CONDUCT LEAD BASE PAINT TEST. BUYER WILL BE REQUIRED TO SIGN A WAIVER OF ALL POST SALE INSPECTIONS. ALL REAL ESTATE AND PERSONAL PROPERTY SOLD AS IS WHERE IS WITH NO WARRANTY EXPRESSED OR IMPLIED. 10% BUYERS PREMIUM ON ALL REAL ESTATE. ALL ANNOUNCEMENTS MADE DAY OF AUCTION TAKE PRECEDENCE OVER ALL ADVERTISEMENTS. SELLERS NOR AGENT RESPONSIBLE FOR ACCIDENTS.

ABSOLUTE AUCTION



HWY 31W 21188 LOUISVILLE ROAD - PARK CITY, KY

FRONTAGE ON 3 ROADS: HWY 31W LOUISVILLE RD - ED PARSLEY RD - CHAUMOUNT RD

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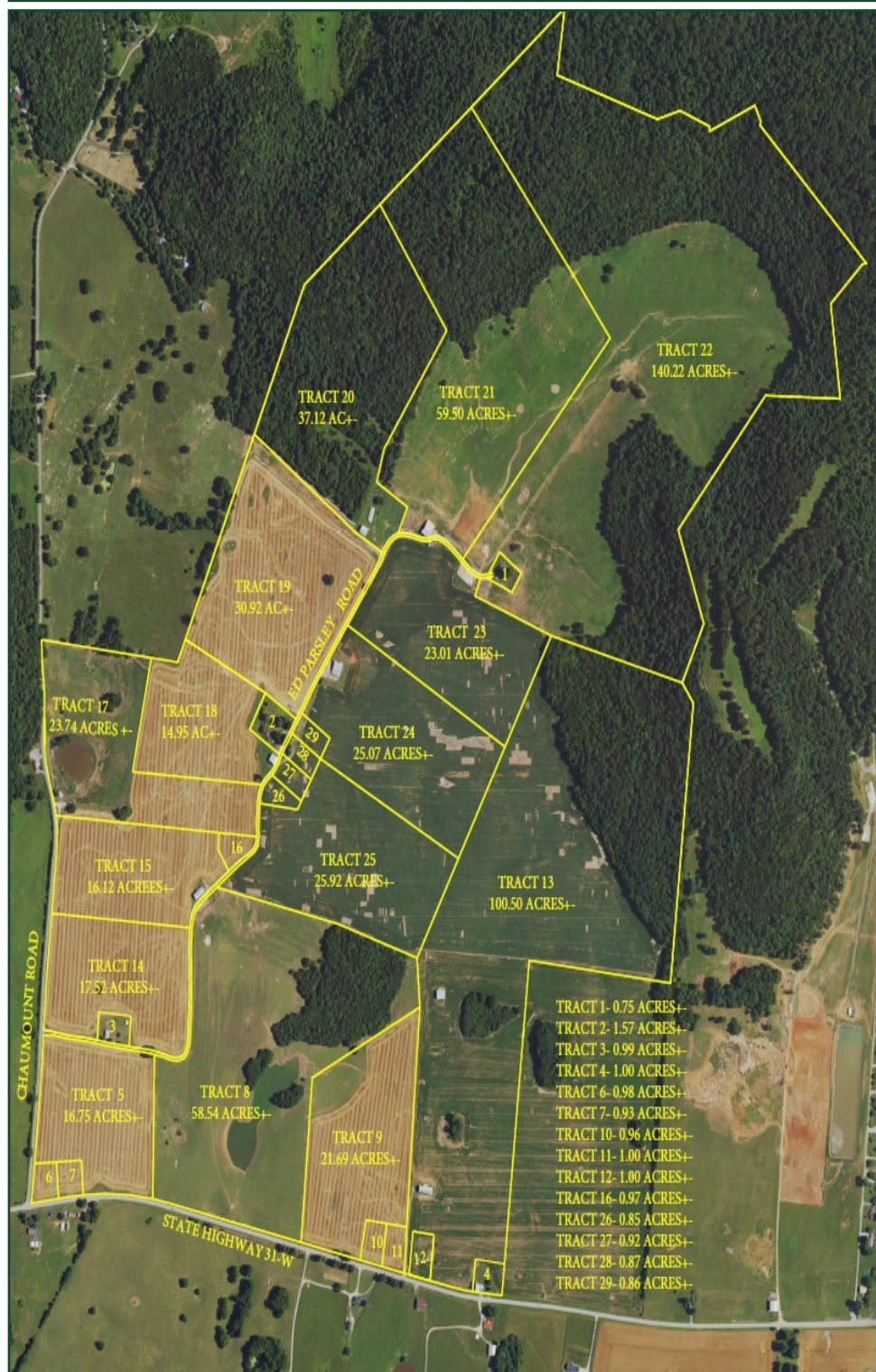
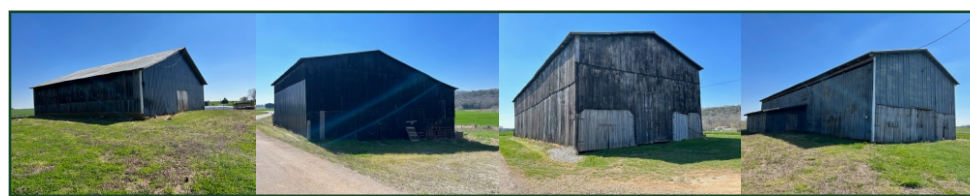
Russell Mills Auctioneer 270-237-7625

Sandy Mills Broker/Realtor 270-618-9560

HELD IN CONJUNCTION WITH RONNIE LOGSDON REALTOR COLDWELL BANKER LEGACY GROUP 270-528-4084

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TRACT 1: 0.75+/- ACRES, 1 1/2 STORY FARM HOUSE 1630+/- SQFT PER PVA, FRONTAGE ON ED PARSLEY ROAD

TRACT 2: 1.57+/- ACRES, FARM HOUSE 1391+/- SQFT PER PVA, GARAGE, FRONTAGE ON ED PARSLEY ROAD

TRACT 3: 0.99+/- ACRES, 1 1/2 STORY FARM HOUSE 1426+/- SQFT PER PVA, FRONTAGE ON ED PARSLEY ROAD

TRACT 4: 1.00+/- ACRES, FARM HOUSE 990+/- SQFT PER PVA, GARAGE, FRONTAGE ON HWY 31-W

TRACT 5: 16.75+/- ACRES, PRIME CORNER TRACT ON HWY 31-W, CHAUMONT ROAD & ED PARSLEY ROAD

TRACT 6: 0.98+/- ACRE LOT, FRONTAGE ON HWY 31-W & CHAUMONT ROAD

TRACT 7: 0.93+/- ACRE LOT, FRONTAGE ON HWY 31-W

TRACT 8: 58.54+/- ACRES, PARTIAL FENCED, LARGE POND, PARTIAL WOODED, FRONTAGE ON HWY 31-W & ED PARSLEY ROAD

TRACT 9: 21.69+/- ACRES, PRIME ROW CROP, PARTIALLY FENCED, HOMESITES, FRONTAGE ON HWY 31-W

TRACT 10: 0.96+/- ACRE LOT, FRONTAGE ON HWY 31-W

TRACT 11: 1.00+/- ACRE LOT, FRONTAGE ON HWY 31-W

TRACT 12: 1.00+/- ACRE LOT, FRONTAGE ON HWY 31-W

TRACT 13: 100.50+/- ACRES, OUTSTANDING ROW CROP LAND, FRONTAGE ON HWY 31-W

TRACT 14: 17.52+/- ACRES, FRONTAGE ON ED PARSLEY RD & CHAUMONT RD

TRACT 15: 16.12+/- ACRES, BARN, FRONTAGE ON ED PARSLEY ROAD & CHAUMONT ROAD

TRACT 16: 0.97+/- ACRE LOT, FRONTAGE ON ED PARSLEY ROAD

TRACT 17: 23.74+/- ACRES, POND, FRONTAGE ON ED PARSLEY ROAD & CHAUMONT ROAD

TRACT 18: 14.95+/- ACRES, BARN, OUTSTANDING SMALL ACREAGE TRACT, FRONTAGE ON ED PARSLEY ROAD

TRACT 19: 30.92+/- ACRES, PRIME SMALL FARM TRACT, FRONTAGE ON ED PARSLEY ROAD

TRACT 20: 37.12+/- ACRES, WOODED TRACTS, 2 BARN, FRONTAGE ON ED PARSLEY ROAD

TRACT 21: 59.50+/- ACRES, PARTIAL OPEN, PARTIAL WOODED, BARN, FRONTAGE ON ED PARSLEY ROAD

TRACT 22: 140.22+/- ACRES, OUTSTANDING FARM TRACT, WOODED, OPEN GROUND, FRONTAGE ON ED PARSLEY ROAD

TRACT 23: 23.01+/- ACRES, PRIME ROW CROP LAND, FRONTAGE ON ED PARSLEY ROAD

TRACT 24: 25.07+/- ACRES, PRIME ROW CROP LAND, BARN, FRONTAGE ON ED PARSLEY ROAD

TRACT 25: 25.02+/- ACRES, PRIME ROW CROP LAND, FRONTAGE ON ED PARSLEY ROAD

TRACT 26: 0.85+/- ACRE LOT, FRONTAGE ON ED PARSLEY ROAD

TRACT 27: 0.92+/- ACRE LOT, FRONTAGE ON ED PARSLEY ROAD

TRACT 28: 0.87+/- ACRE LOT, FRONTAGE ON ED PARSLEY ROAD

TRACT 29: 0.86+/- ACRE LOT, FRONTAGE ON ED PARSLEY ROAD



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