

245 ACRES WITH ELEGANTLY STYLED HOME

SATURDAY, MAY 17TH - 10:00AM

11344 CANEYVILLE ROAD

**Undoubtedly One Of
The Most Beautiful & Classic
Homes This Area Has to
Offer. A Must See!**

**Home Available For Viewing
Wednesdays, May 7th & 14th
4:00PM to 6:00PM Or By Appointment**

If there was ever a place where country living and luxury intersect, it's right here! And we're convinced many miles driven and endless scrolling on land websites could be spent in search of this combination, yet still not find one any finer than this offering. A "one-owner" home designed with comfort and style in mind along with an expansive 245 acres with endless possibilities, do yourself a favor you won't regret and check this one out. See you sale day!



**Five Bedrooms • Three Full Baths
• One ½ Bath • Two-Car Garage
w/ ½ Bath • 3,500± Sq. Ft. of
Living Area • Sunroom • Covered
Back Porch • Plus a Full Heated &
Cooled Unfinished Basement**

**40 x 100 Shed • 24 x 65 Shed
• 24 x 50 Cattle Working Shed
• Four Small Lakes & Ponds
Throughout Property**

**Over 1,000,000 Board Feet of
Timber Remaining With Property
(Over 50% White Oak)**



A 7% BUYER'S PREMIUM WILL BE ADDED TO THE LAST BID TO DETERMINE CONTRACT PRICE OF REAL ESTATE

(1) Ten percent (10%) down day of sale with execution of the purchase agreement, with balance due on or before June 20th, 2025. (2) Possession of the property shall be given with deed subject to removal of 2025 soybean crop (25% to new owner). (3) 2025 taxes shall be paid prorated. (4) All property being sold "as is". Complete inspection of all property is encouraged prior to bidding. All sales are final and are not contingent on purchaser being able to secure financing during the contract period. (5) Announcements made day of sale take precedence over all prior advertising. All information gathered for this advertising is from reliable sources and is deemed correct, however it is not guaranteed. Purchasers should avail themselves of the opportunity to make necessary personal inspection.



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