

# ABSOLUTE AUCTION

**SAT., MAY 13  
10:30 A.M.**

## JAMES & SUSAN YOUNG'S 48.66± ACRES IN 7 TRACTS TRACTORS & MACHINERY

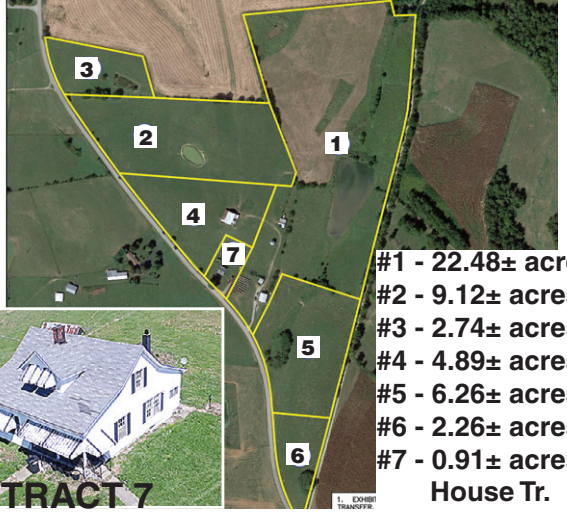


**DRONE VIEW: OVERALL FARM**



**DRONE VIEW: TRACTS 2, 3, 4, 7**

**LOCATED: 3495 ST. ROSE ROAD,  
LEBANON**



- #1 - 22.48± acres
- #2 - 9.12± acres
- #3 - 2.74± acres
- #4 - 4.89± acres
- #5 - 6.26± acres
- #6 - 2.26± acres
- #7 - 0.91± acres  
House Tr.



May and Parman's "SALE TIME" team has been commissioned to sell the following farm at **ABSOLUTE AUCTION**.

- TRACT #1 - 22.48± ACRES** of cropland with large, nice barn, existing entry driveway, super nice ag or home acreage tract.
- TRACT #2 - 9.12± ACRES. WOW** one of a kind baby farm, home site with panoramic views you will never tire of. 490' of road frontage.
- TRACT #3 - 2.74± ACRES** home tract with frontage on St. Rose Road.
- TRACT #4 - 4.89± ACRES** baby farm, home tract with nice barn and views you will love. Tract has 680' of road frontage.
- TRACT #5 - 6.26± ACRES** with 411' of road frontage. Super nice home - baby farm tract.
- TRACT #6 - 2.26± ACRES** nice elevated home building tract.
- TRACT #7 - .91 ACRE** house tract. Tract is improved by 1 1/2 story home with living room, kitchen, dining room, 3 bedrooms, utility, front porch, enclosed rear porch, and 1 bath. Plus detached garage and other misc. building tract fronts St. Rose Road 160'.

- MACHINERY** - 1994 Dodge 4WD pickup, New Ideal PTO manure spreader, 16' goose neck cattle trailer, New Idea 7' disc mower and New Holland hay rake. **NOTE: 706 INTERNATIONAL TRACTOR IS NOT SELLING.**
- Miscellaneous gates, lumber & fence posts.
- 6,000 BU grain bin with fan and auger and nice portable storage building.

**ORDER OF SALE**

- FIRST - 48.66 acres as a whole
  - SECOND - Tracts #1, #2, #4 & #5 by the acre, pick & choose
  - THIRD - Tracts #3 & #6 by the lot, pick & choose
  - FOURTH - Tract #7 the House Tract
  - FIFTH - Machinery & Gates
- Farm will sell in manner realizing the most money to the sellers.

**IMMEDIATE POSSESSION OF LAND FOR ROW CROPPING.**

Home was built prior to 1978 and there is the possibility for the presence of lead base paint. This serves as buyer's 10-day notice prior to auction to do inspection.

**NOTE: 10% buyer's premium will be added to all winning bids to determine final sales price.**

20% Down Payment Day of Sale

ANNOUNCEMENTS DAY OF SALE  
SUPERSEDE PRIOR ANNOUNCEMENTS.

Principal Broker/Auctioneer:  
Wm. M. (Monty) Parman - 270-402-1176

FOR PHOTOS, SURVEY, PLATS & MORE INFORMATION  
GO TO  
**WWW.MAYANDPARMAN.COM**

**MAY & PARMAN**  
AGENCY INC.  
REAL ESTATE-AUCTIONS-INSURANCE

www.mayandparman.com

151 West Main Street  
**270-692-2153**  
1-800-871-0523  
Lebanon, KY 40033