

TIMBER!! 2,672,600 BD. FT. OF MARKETABLE TIMBER
OUTSTANDING HUNTING TRACTS
GREAT HUNTING - RECREATION

ABSOLUTE AUCTION

JAMES AND AILEEN SALSMAN ESTATE
1040± ACRES IN 17 TRACTS
2,672,600 BD. FT. OF MARKETABLE TIMBER
& 2011 MERCURY MARQUIS

SAT., MARCH 15
10:30 A.M. (EDT)

LOCATION: 1605 MAPLE ROAD
CAMPBELLSVILLE, KY

Farm has frontage on Maple Road, Sprowles Ridge Road, Young Branch Road, Hog Knob School Road, and Bull Tail Creek Rod. Located 1.5 miles off Hwy. 527; 5.5 miles from Hwy. 210.

Well Located and easily accessible farm with approximately 185 acres in cleared land being cropland, bottom land and pasture land. Balance of 855 acres being wooded.

TRACT #1 - 8.38± ACRES with barn and frontage on M.R. (Maple Road) & Y.B.R. (Young Branch Road). **8,200 BD. FT. OF TIMBER.**

TRACT #2 - 76.36± ACRES of open and wood land w/frontage on Y.B.R. having **169,700 BD. FT. OF TIMBER.**

TRACT #3 - 82.29± ACRES with access from S.R.R. (Sprowles Ridge Road) w/ **235,500 BD. FT. OF TIMBER.**

TRACT #4 - 39.81± ACRES with frontage on S.R.R. Outstanding wooded home site w/ **165,600 BD. FT. OF TIMBER.**

TRACT #5 - 4.53± ACRES outstanding wooded home site with frontage on S.R.R. **13,500 D. FT. OF TIMBER.**

TRACT #6 - 46.61± ACRES of wood land with frontage on S.R.R. and **144,600 BD. FT. OF TIMBER.**

TRACT #7 - 26.92± ACRES with **51,400 BD. FT. OF TIMBER** and large frontage on S.R.R. Outstanding home sites.

TRACT #8 - 29.24± ACRES of wood land with outstanding home sites fronting M.R. **94,600 BD. FT. OF TIMBER.**

TRACT #9 - 51.21± ACRES of wood land with outstanding home sites fronting M.R. **175,800 BD. FT. OF TIMBER.**

TRACT #10 - 86.50± ACRES fronting H.K.S.R. (Hog Knob School Road) being open and woods with pasture land, bottom land and wood land combo. **156,700 BD. FT. OF TIMBER.**

(TRACTS #6, #7, #8, #9 & #10 HAVE REAR ACCESS IN ADDITION TO COUNTY ROAD FRONTAGE BY THE PRIVATE ROAD.)

TRACT #11 - 75.38± ACRES of mostly wooded land accessed by the private road **237,100 BD. FT. OF TIMBER** & creeks.

TRACT #12 - 128.34± ACRES of wooded paradise with creeks, caves, & **377,200 BD. FT. OF TIMBER.**

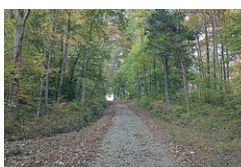
TRACT #13 - 26.90± ACRES. This outstanding tract offers open and wooded land with access from Bull Tail Creek Road and the private road. **29,400 BD. FT. OF TIMBER.**

TRACT #14 - 31.43± ACRES of paradise with open fields & creek fronting H.K.S.R. & balance in woods having **94,800 BD. FT. OF TIMBER.**

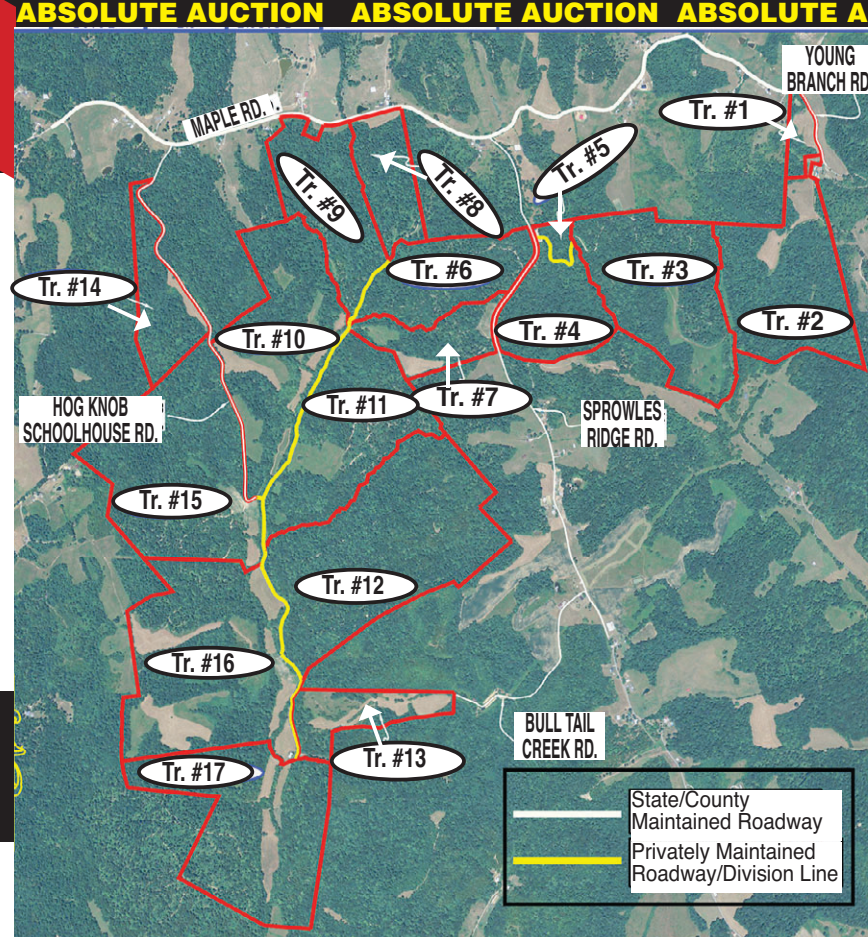
TRACT #15 - 107.39± ACRES of pure paradise offers older home in large open area with a barn, ideal hunting 4-wheeler



2011 Mercury Marquis
45,000 miles loaded
with leather.



County Road Frontage
Tracts #10 & #15



get-away area. This tract is mostly woods with pasture land, bottom land & creek accessed by the private road & H.K.S.R. **281,300 BD. FT. OF TIMBER.**



View Tract #15

TRACT #16 - 121.59± ACRES of wooded & open pasture hay land & large portion being bottom land & creek. Tract has large tobacco barn and **214,300 BD. FT. OF TIMBER** accessed by the private road.



View Tract #16

TRACT #17 - 97.56± ACRES being mostly wooded but has large area of productive creek bottom land. Access by the private road. **222,900 BD. FT. OF TIMBER**



View Tract #17

For survey, aerial maps, timber cruise estimate, photos and other information
www.mayandparman.com
 Call or text Monty 270-402-1176

ORDER OF SALE

SALE #1 - The entire 1040± ACRES including 2,672,600 BD. FT. OF MARKETABLE TIMBER.

SALE #2 - Farm will sell in 3 groupings.

GROUPING #1 - Tracts #1 through #5 grouped, being 471.10± acres with 592,500 BD. FT. OF MARKETABLE TIMBER.

GROUPING #2 - Tract #6 through #13 grouped, being 471.10± acres with 1,266,800 BD. FT. OF MARKETABLE TIMBER.

GROUPING #3 - Tracts #14 through #17 grouped, being 357.97± acres including 813,300 BD. FT. OF MARKETABLE TIMBER.

SALE #3

FIRST - Tracts #2, #3, #4, #6, #7, #8, #9, #10, #11, #12, #13, #14, #15, #16, & #17 by the ACRE, pick & choose the tract or tracts you desire.

SECOND - Tracts #1 & #5 by the tract, pick & choose the tract or tracts you desire.

THE FARM WILL SELL IN THE MANNER REALIZING THE MOST MONIES.

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

ANNOUNCEMENTS DAY OF SALE SUPERSEDE PRIOR ANNOUNCEMENTS.

PRINCIPAL AUCTIONEER/BROKER WILLIAM M. (MONTY) PARMAN

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

151 West Main Street
 270-692-2153
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