House Renovated in 2011

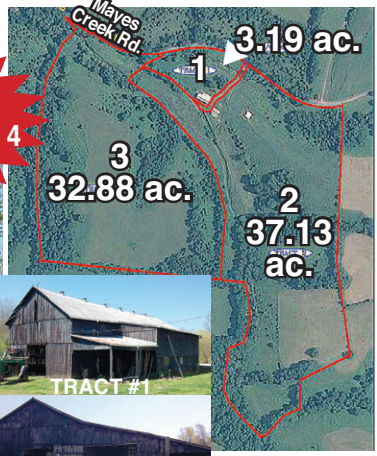
CROPLAND

ABSOLUTE AUCTION

ETHAN & MICHELLE JONES'

73.5 ACRES, M/L IN 3 TRACTS

OPEN HOUSE
Saturday, May 4
10-1



SAT., MAY 11 - 10:30 A.M.

TRACT #1 - 3.19 ACRES ± with newly renovated house featuring a large living room, bedroom, kitchen, dining room (or 3rd bedroom), nice modern tile bath, large utility mud room with tile floor, large bedroom could be divided into 2 on 2nd floor, and front porch. Tract has large multi purpose barn that will house 5 acres of tobacco. Land is mostly fertile Nolin Soil.

TRACT #2 - 37.13 ACRES ± with barn. Tract has nice upland and fertile Nolin Soil bottom land ideal for crops and tobacco. Tract will have access to cross the bridge on Tr. #1.

TRACT #3 - 32.88 ACRES ± with some Nolin and large Shelbyville Soil field. Super nice tract with large frontage.

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 AUCTIONEER/BROKER
WILLIAM M. (MONTY) PARMAN
AUCTIONEERS - EARL L. SANDUSKY, JERRY TUTT & DOUG THOMPSON

395 MAYES CREEK ROAD
SPRINGFIELD, KY

ORDER OF SALE

SALE #1 - Entire 73.5 acres ± as a whole.
SALE #2 -
First - Tract #1 the 3.19 acres with house & barn.
Second - Tracts #2 & #3 by the acre, pick the tract or tracts you desire.
Third - Tract #1 will be offered again but only the winning bidders of Tract #1, #2 & #3 may bid in this round.

FARM WILL SELL IN MANNER REALIZING THE MOST MONEY.

House 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.

For more information go to
www.mayandparman.com

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