

ABSOLUTE ESTATE Auction

OF THE THE LATE MR. RUSSELL PARSONS'
498 ACRES MORE OR LESS IN TRACTS
HOUSES • BARN • EQUIPMENT
PERSONAL PROPERTY & MILKING EQUIPMENT

SATURDAY, SEPTEMBER 24, 2011 • 10:00 A.M.
CHESTNUT GROVE ROAD & BIG ORCHARD ROAD ■ NEAR BRODHEAD, KY



In order to settle the estate of Mr. Russell Parsons, his heirs have authorized our firm to sell this property at Absolute Auction for the absolute high dollar.

TRACT 1- Contains 8.09 acres of mostly cleared land and fronts on Chestnut Grove Road. There is a newly planted Orchard on a good portion of this tract.

TRACT 2- Contains 25.77 acres and fronts on Chestnut Grove Road. Improvements to this tract include: a 2-story brick home, 2 cattle loafing sheds, a Grade A Milk Parlor, a Machinery Shed, and a concrete block Garage Building.

TRACT 3- Contains 5.40 acres and fronts on Chestnut Grove Road. This tract consists of mostly cleared land.

TRACT 4- Contains 5.55 acres and fronts on Chestnut Grove Road. This tract consists of mostly cleared land.

TRACT 5- Contains 5.14 acres and is located on the corner of Chestnut Grove Road and Big Orchard Road. This tract consists of mostly tillable land. There is a Mobile Home selling with this tract.

TRACT 6- Contains 5.18 acres and fronts on Big Orchard Road. This tract consists of mostly tillable land.

TRACT 7- Contains 18.29 acres and fronts on Big Orchard Road. This tract consists of mostly tillable land with a few acres of woods.

TRACT 8- Contains 13.47 acres and fronts on Big Orchard Road. This tract consists of both tillable and wood land.

TRACT 9- Contains 8.76 acres and fronts on Big Orchard Road. This tract consists of both tillable and wood land.

TRACT 10- Contains 13.26 acres and fronts on Big Orchard Road. This tract consists of both tillable and wood land.

TRACT 11- Contains 4.69 acres and fronts on Big Orchard Road. This tract is improved with a house that is in need of repairs and a barn.

TRACT 12- Contains 21.37 acres and fronts on Big Orchard Extension. This tract contains good farm land with some woods.

TRACT 13- Contains 2.95 acres and fronts on Big Orchard Extension.

TRACT 14- Contains 11.11 acres and fronts on Big Orchard Extension. This tract is improved with 2 barns and is mostly cleared land with some woods.

TRACT 15- Contains 58.50 acres and fronts on Big Orchard Extension. This tract is mostly cleared land with some woods.

TRACT 16- Contains 88.48 acres and is located at the end of Big Orchard Extension Road. This tract contains lots of good, cleared land with some woods.

TRACT 17- Contains 34.06 acres and fronts on Cupps Chapel Road. This tract is mostly all woods.

TRACT 18- Contains 39.18 acres and fronts on Cupps Chapel Road. This tract is all woods.

TRACT 19- Contains 56.38 acres and fronts on Cupps Chapel Road. This tract is mostly all woods.

TRACT 20- Contains 6.17 acres and is located on Big Orchard Extension Road directly across from Tract #14. This tract consists of mostly all cropland.

TRACT 21- Contains 5.49 acres and is located on Big Orchard Extension Road directly across from Tract #13. This tract consists of mostly all cropland.

TRACT 22- Contains 4.54 acres and is located on Big Orchard Extension Road directly across from Tract #12. This tract consists of mostly all cleared crop land.

TRACT 23- Contains 6.28 acres is located on Big Orchard Extension Road directly across



from Tract #11. This tract consists of mostly all woods.

TRACT 24- Contains 43.70 acres and is all woods with a deeded roadway off of Big Orchard Road.

TRACT 25- Contains 4.41 acres and fronts on Big Orchard road. This tract has good, cleared land and some woods.

PERSONAL PROPERTY: Side by side Refrigerator with ice maker ~ Washer ~ Dryer ~ Kitchen table ~ Antique 3 pc Oak bedroom suite ~ Kitchen table with chairs ~ Bedroom suite ~ cut glass ~ carnival glass ~ flower pots ~ swing ~ scales ~ porcelain table ~ 3 iron beds ~ Dr. Pepper pop cooler ~ Furnace ~ Chest-type Deep Freeze ~ Guitar and much more

EQUIPMENT: Ferguson 50 Tractor ~ Landini 100 h.p. Diesel with cab and air ~ 10 wheel Hay Rake ~ 16 ft tandem tag along trailer ~ Massey Ferguson Disc ~ Massey Ferguson 3-bottom Plow ~ 2-row Allis Chalmers Sod Corn Planter ~ Ford Grader Blade ~ 3 pt hitch Sprayer ~ hand tools ~ drills ~ Stihl Chainsaw ~ Hydraulic press ~ Lincoln welder and much more

MILKING EQUIPMENT: 6 Milkers ~ Mueller Matic Washing System ~ Surge Pump ~ Surge electro E-matic Pipeline Washer ~ Stainless steel 1,000 gallon Milk Tank ~ 3 Stainless steel Sinks

VEHICLES: 1991 Chevy Pickup ~ 1986 Lincoln Town Car

AUCTIONEER'S NOTE: If you're looking for a tract of land in the country, then this one is worth checking out! Whether you're looking for productive farm land or wooded land, this is it! There is significant, marketable timber remaining on this land. Remember... this is an Absolute auction, be there, bid last, and buy!

NOTE: The real estate will sell first followed by the machinery and personal property.

TERMS: Real Estate: 20% down day of sale, balance due in 30 days. Personal Property/ Equipment: Cash or check in full day of sale. MasterCard or Visa will also be accepted with a 5% processing fee.

NOTE: The purchaser of a single-family residence built before 1978 has a maximum of 10 days to inspect the property for the presence of lead based paint. The period for inspection begins September 14th, 2011 and ends September, 23rd, 2011. The successful bidder must sign a waiver of the 10-day post sale inspection period.

ANNOUNCEMENTS DAY OF SALE TAKE PRECEDENCE OVER PRINTED MATTER.

FOR ADDITIONAL INFORMATION, CONTACT THE SELLING AGENTS.



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