

VIEWING: View land & timber anytime, House by appointment.

PROPERTY OVERVIEW: This beautiful property is **close to town** and offers practically **level land**, suited for almost any use. Property is **UNRESTRICTED** and county water, sewer, natural gas & electric are available along Hwy. 127 with easements in place to access all tracts.

TRACT #3



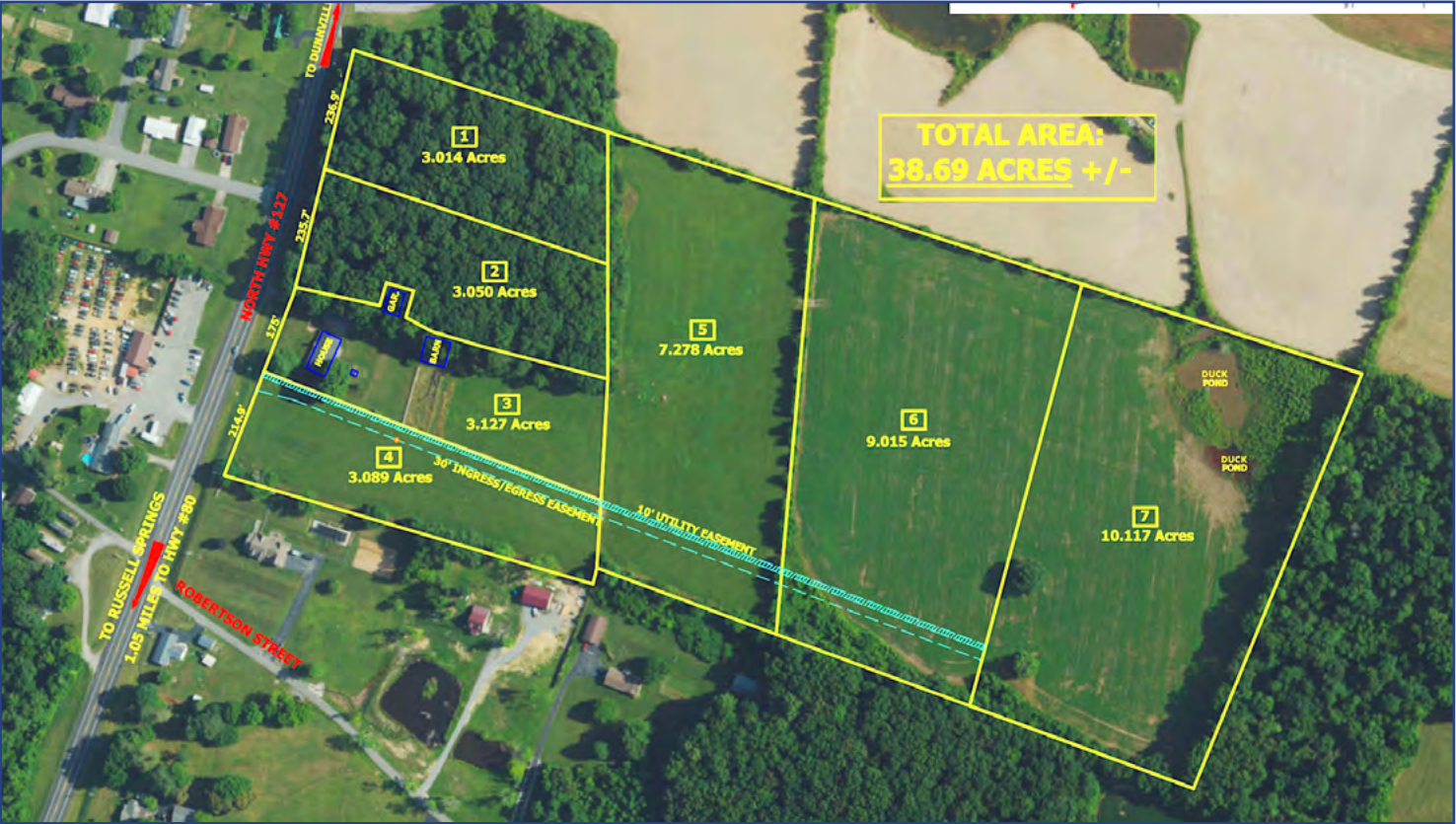
Tract #3: Custom Ranch-Style Brick House offering 3 bedrooms, 2 baths, full basement & attached carport plus 28ft x 42ft Detached Garage / Workshop, 47ft x 48ft 5-Stall Barn w/ Loft – all on 3.12 Acres m/l, w/ nice, fenced pasture & water tank. House has 2,150 sq ft +/- and offers huge rooms including an open kitchen / dining area w/ appliance, den w/ stone fireplace, formal living room & dining room. House has double-pane windows, central heat & air, county water (also has well) & sewer. House also has large, floored attic & basement has inside & outside entrances.

Tract #1: 3.01 Acres, m/l, fronting Hwy. 127, Wooded w/ **Commercial Timber** to be offered separately or in combination.

Tract #2: 3.05 Acres, m/l, fronting Hwy. 127, Wooded w/ **Commercial Timber** to be offered separately or in combination.

MANNER OF SALE: This is a live, on-site auction, with absentee bidding available by contacting auction company in advance. Tracts of land & timber will be auctioned on an individual basis & then in any combinations using Golden Rule-Wilson's Multi-Parcel Selling System allowing anyone to bid on ANY tract or combination of tracts at any time. This allows bidders to make or break a combination, ultimately allowing purchasers to bid only on the tract / tracts they want and allowing individual tract bidders the ability to defend their bids!

COMMERCIAL TIMBER: (Tracts #1 & #2 Only): 6 AC, m/l, of the BEST TIMBER you will find. Larger trees (down to a 12-inch cut) will be offered separately. Timber smaller than this will remain with the property. 7 months removal. Standard timber contract. **TIMBER APPEARS VENEER QUALITY--AND LOTS OF IT!**



TRACT #4



Tract #4: 3.08 Acres, m/l, fronting Hwy. 127 with joint entrance already installed.

TRACT #5



Tract #5: 7.27 Acres, m/l, consisting of a beautiful field tract that lays practically level, with 30ft. access and utility easement to Hwy. 127.

TRACT #7



Tract #7: 10.11 Acres, m/l, consisting of a beautiful field tract that lays practically level, with 30ft. access and utility easement to Hwy. 127, plus duck & geese ponds.

TRACT #7



TRACT #6



Tract #6: 9.01 Acres, m/l, consisting of a beautiful field tract that lays practically level, with 30ft. access and utility easement to Hwy 127.

AUCTIONEER'S NOTE: This beautiful property has been in the Hopper Family for many years & offers an absolutely fantastic location! Property like this, doesn't come available very often-here is your opportunity to obtain some great land just outside of town and just minutes to beautiful Lake Cumberland!

TERMS: Real Estate: Non-refundable 10% down day of sale & balance with deed on or before 30 days. No contingencies. 2025 property taxes will be paid by the Sellers. Possession with deed. A ten percent buyer's premium will be added to the final bid to determine the final sales price. No sales tax. **TIMBER TERMS:** Non-refundable 10% down day of sale with signing of standard timber contract & balance on or before 30 days – allowing 7 months for removal of timber down to a 12-inch cut at the stump (measured 12 inches above the ground). A 10% buyer's premium will be added to the final bids to determine final sales price. No sales

tax. **All property is sold in "AS IS" and "WHERE IS" condition – please inspect. ALL SALES ARE FINAL!**

BUYER'S PREMIUM: AA 10% percent buyer's premium applies.

SALES TAX: KY Sales Tax (6%) applies to personal property. Dealers / Farmers must provide tax-exempt number.

NOTE: The successful bidder on the house will be required to sign a lead paint waiver as required on any house built prior to 1978.