

Saturday, December 16th At 10:00 A.M.

Near Smith Mills, Kentucky - 17 Miles West Of Henderson, KY

77.89 ACRES

Farm # 1

Selling In One Tract With A New Survey



**Farm Fronts
Hwy 136W - Horseshoe Rd
And The Ohio River
With 1800'± Of River Frontage**

**New Survey On Farm 1
See Plat For Exact
Boundaries And Dimensions**

86.08 ACRES

Farm # 2

Selling In One Tract From Deed Of Record



Family Farms For Many Years
**PRODUCTIVE
FARMLAND**

**Farm Fronts
Horseshoe Road
From Hwy 136W Take
Horseshoe Road 1.1 Mile SW**

JAMES R. CASH AUCTIONS

The AUCTIONEER & REAL ESTATE BROKER - James R. Cash II "Jay"

FANCY FARM, KY • Murfreesboro, TN

270-623-8466 Cindy Cash • 615.785.8982 Jay Cash

Each Potential Bidder Is Responsible For Conducting His Or Her Own Independent Inspections, Investigations, Inquires, And Due Diligence Concerning The Property. Lines On Aerial Plats Show Only The Relative Locations Of The Tract Subject To Sale And May Not Be Relied On As An Exact Location Or Boundary. Although All Information In All Advertisements Is Obtained From Sources Deemed Reliable, The Auctioneer, Real Estate Broker And Sellers Make No Warranty Or Guarantee Actual Or Implied As To The Accuracy Of The Information. It Is For This Reason That The Prospective Buyers Should Avail Themselves The Opportunity To Make Inspection Prior To The Auction. All Announcements Day Of Sale Take Precedence Over All Advertisements.

**Real Estate
Purchase Terms**

**10% Down Day Of Auction
Balance In 30 Days No Buyer's Premium!**

**Buyer Of Farm 1 Will Be Responsible For
1/2 Of The Cost Of Survey \$3,100.00**