

# SELLING AT ABSOLUTE AUCTION

**Saturday, July 20, 2024 At 10:00 A.M.**

**“The White Estate Trust Property” 264 Ferrell Circle “Rockcastle Community”  
Near Cadiz, Kentucky**

From Hwy 68/80 4 Lane At FNB Bank, Take Business 68W - 3.4 Miles To Hwy 274 “At The Subway” . Follow Hwy 274 NW 7.7 Miles To Goose Hollow Road “The Fishing Hole Restaurant” Follow Goose Hollow Road 1 Mile To Ferrell Circle!



**Nice Setting On A Spacious Lot**

**jamesrcash.com For More Pictures**

**Near The Water - Hill Top “Rockcastle” Location!**

**Very Modern Well Kept Log Home, Metal Roof - 3 Nice Bedrooms - 2 Baths**

**Open Living Room • Kitchen With Granite Countertops**

**Unique Loft Area • Garage • Central Heat & Air Plus Mini Split Units**

**Fantastic Panoramic Relaxing Wrap Around Deck**

**Detached 24x24 2 Bay Garage - Spacious Parklike Setting**

**Real Estate Sells First At 10:00 A.M.**

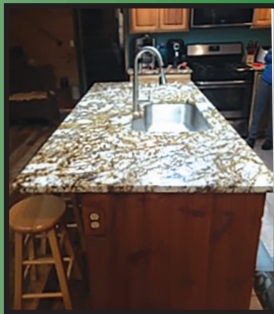
## Real Estate Purchase Terms

**10% Earnest Money Deposit Is Required Auction Day, To Be Applied To The Purchase Price - Balance In 30 Days  
A 10% Buyers Premium Will Be Added To The Final Bid Of The Real Estate And Made A Part Of The Purchase Price**

**Near The Waters Edge  
Of Beautiful Lake Barkley!**



Each Potential Bidder Is Responsible For Conducting His Or Her Own Independent Inspections, Investigations, Inquires, And Due Diligence Concerning The Property. 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.



# JAMES R. CASH

**The AUCTIONEER & REAL ESTATE BROKER  
270-623-8466 – jamesrcash.com  
Fancy Farm, KY - Murfreesboro, TN**

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**Near Cadiz, Kentucky**



**Sold After The Real Estate - Unique Collectibles - Nice Home Items!! *Highlights***  
***Nice Antique Furniture Plus Very Nice Modern Furniture!!***

Many Nice Pieces Of Crockery • Collection Of Iron Banks • Decoys • Decanters • Blue & White Royal China • Collectible Glassware • Pressed Glass • Primitive Collectibles • Prints • Sewing Box • Antique Wall Phone • Karr Wood Burning Cooking Range “Very Nice” • Oil Lamps • Table Lamps • Quilts • Oak Roll Top Desk • Square And Round Oak Tables w/Ladder Back Chairs • Antique Washstand, Dressers, Dressing Tables • Hope Chest • Mission Oak Settees • Spinning Wheel Loom • Chests • Dressers • 5 Piece King Bedroom Suite • King Size Bed • Roll Away Beds • Full Bed • Sofa & Loveseat • Recliners • Accent Tables • Accent Chairs • Bamboo Rugs • Vintage Metal Toy Trucks • 65”, 55”, 43” & 26” Flat Screen TV’s “Nice” • Two Chest Freezers • Portable Room AC Unit • Window AC • Frigidaire French Door Refrigerator • Frigidaire Gas Stove • Two Whirlpool 10 Cu Ft Refrigerators And Much More - Very Clean, Neat Auction...Make Plans To Attend!!

Many Pieces Of Nice Patio Furnitures • Grills • 10x16 Portable Building • 8x16 Storage Building

Foton Tractor, 4WD • 3 Pt PTO Tiller • Many Deer Mounts • Fishing Rods, Tackle And Supplies

**Complete Settlement Day Of Sale - A 10% Buyers Fee Will Be Added To Each Purchase**



# **JAMES R. CASH AUCTIONS**

**James R. Cash II “Jay”**

*The* **AUCTIONEER & REAL ESTATE BROKER**  
**FANCY FARM, KY • MURFREESBORO, TN**

**270-623-8466 – www.jamesrcash.com**

**“The Selling Machine”**

