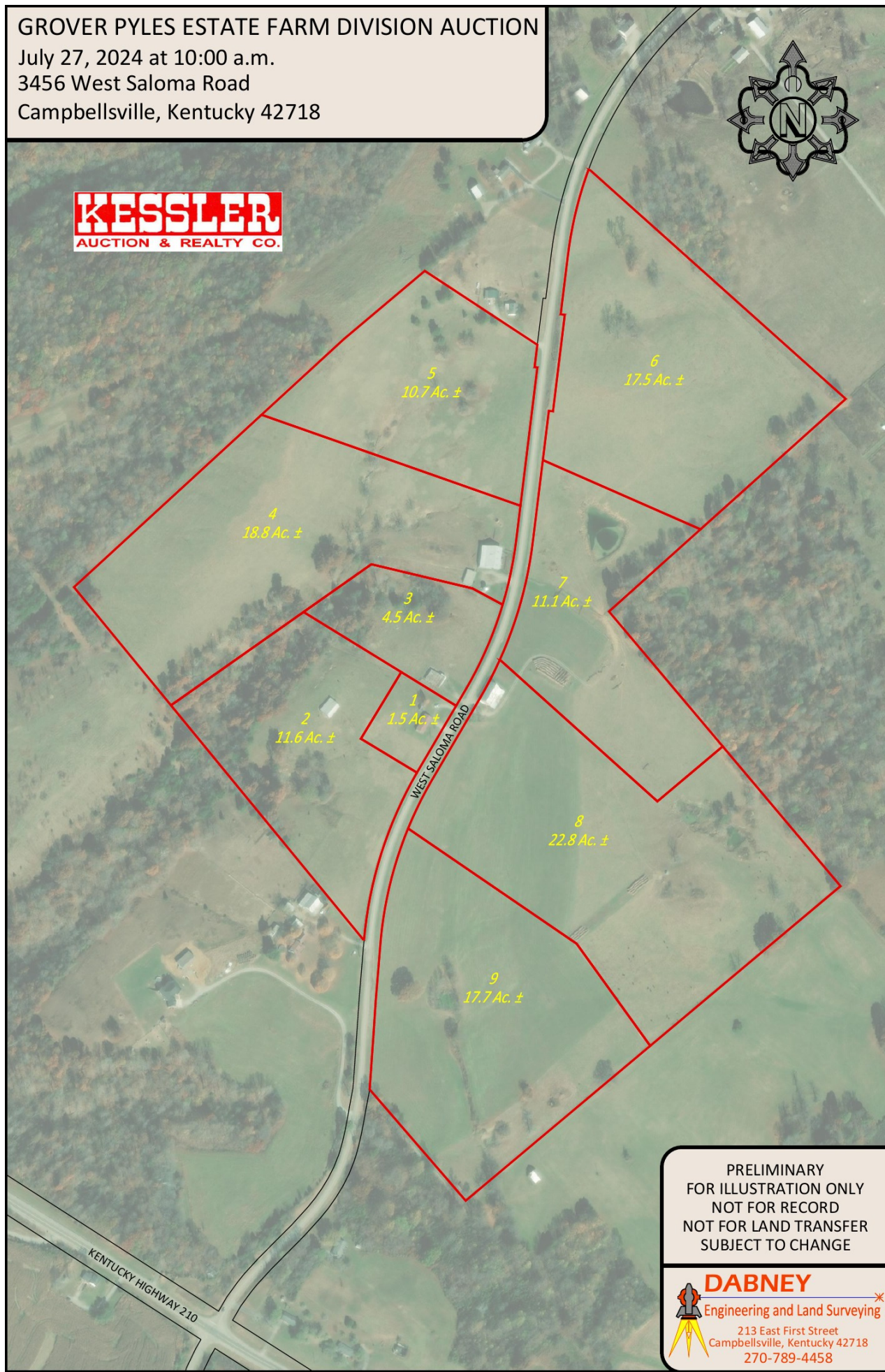


GROVER PYLES ESTATE FARM DIVISION AUCTION
 July 27, 2024 at 10:00 a.m.
 3456 West Saloma Road
 Campbellsville, Kentucky 42718



PRELIMINARY
 FOR ILLUSTRATION ONLY
 NOT FOR RECORD
 NOT FOR LAND TRANSFER
 SUBJECT TO CHANGE

DABNEY
 Engineering and Land Surveying
 213 East First Street
 Campbellsville, Kentucky 42718
 270-789-4458

Auction

SATURDAY, JULY 27, 2024 - 10:00 A.M.

**GROVER PYLES ESTATE
 3456 West Saloma Road, Campbellsville, KY**

115 +/- ACRES - 9 TRACTS
 Double Blacktop Road Frontage
 3 Bedroom Ranch House w/Basement
 Barns & Tool Shed
 Acreage Tracts - Homesites - Farm Land

**Farm Fronts On Both Sides Of Ky Highway 744 (West Saloma Road)
 Auction Signs Posted!**

Directions: From Campbellsville, at the US68/210/55 intersection, follow KY Highway 210 (Hodgenville Road) approximately 5 miles, turn right onto KY Highway 744 (West Saloma Road) and follow approximately 1/2 mile to the Pyles Farm.

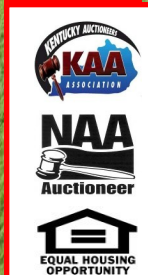


MAKE PLANS TO ATTEND THIS AUCTION!

FOR AUCTION INFORMATION CONTACT:
 JOHN M. KESSLER, PRINCIPAL REAL ESTATE BROKER & AUCTIONEER
 JOHN WAYNE KESSLER, REAL ESTATE BROKER & AUCTIONEER
 www.kesslerauction.com 270-465-7051



AUCTION CONDUCTED BY:



KESSLER

AUCTION & REALTY CO.

304 EAST BROADWAY, CAMPBELLSVILLE, KY. - PHONE 270-465-7051

"Successful Auctions Since 1938"

JOHN M. KESSLER
 Principal Broker - Auctioneer
JOHN WAYNE KESSLER
 Broker - Auctioneer
MARSHA ATWOOD
 Sales Assoc. - App. Auctioneer
MIKE PRICE
 Sales Assoc. - Auctioneer
 "Keep Smiling Neighbor,
 Let Us Do The Crying"

Auction

SATURDAY, JULY 27, 2024 - 10:00 A.M.

GROVER PYLES ESTATE

3456 West Saloma Road, Campbellsville, KY

Farm Fronts On Both Sides Of Ky Highway 744 (West Saloma Road) - Auction Signs Posted!

A Great Land Buying Opportunity!

**115 +/- ACRES SELLING IN 9 TRACTS WITH THE RIGHT RESERVED TO GROUP
BUY 1 TRACT, COMBINATION OF TRACTS OR AS A WHOLE USING OUR COMPUTER RUN MULTI-PAR SYSTEM**

115 +/- ACRES - 9 TRACTS

Double Blacktop Road Frontage

3 Bedroom Ranch House w/Basement

Barns & Tool Shed

Acreege Tracts - Homesites - Farm Land



THE GROVER PYLES FARM: 115 +/- Acres (new survey underway) fronting on both sides of West Saloma Road (Kentucky Highway 744). This farm consists of crop land and pasture land. The Taylor County FSA office shows the farm with 116 acres of farm land and 95 acres of crop land. The farm has several ponds and springs on each side of the road for ample livestock water with public water available. The farm is improved with: **HOUSE:** A brick ranch house containing 3 bedrooms, bath, living room, eat in kitchen with built in oven and range, a bonus room and an unfinished walkout basement, central H/A, and an attached carport. **BARNs & GRAIN BIN:** (1) A combination barn approximately 72' X 74' with concrete floor and attached shed. (2) A metal sided barn approximately 30' X 48'. (3) A grain bin with fan. (4) A metal sided barn. (5) A tool shed approximately 20' X 40' plus attached shed. (6) A combination barn approximately 60' X 74' which includes an attached shed.

RESTRICTIONS: No junk yards or salvage yards. Any manufactured homes (single or double wide) must be on a permanent foundation with concrete or concrete block skirting and must be no older than 3 years old at the time of placement on the property.

REAL ESTATE INSPECTION: The land can be inspected daily at your leisure. The house will be shown by appointment with the auctioneers. Call 270-465-7051 or attend open inspection Wednesday, July 17, from 1:00 P.M. to 3:00 P.M. Your inspection is invited and appreciated! Plats, and additional pictures are available at our office or online at www.kesslerauction.com. Click on this auction then documents. The auctioneers are available to answer questions by calling 270-465-7051.

- TRACT #1:** 1.50 +/- acres w/brick ranch house.
- TRACT #2:** 11.60 +/- acres w/barn (#4).
- TRACT #3:** 4.50 +/- acres w/tool shed (#5).
- TRACT #4:** 18.80 +/- acres w/2 barns (#1 & #2) & grain bin (#3).
- TRACT #5:** 10.70 +/- acres.
- TRACT #6:** 17.50 +/- acres.
- TRACT #7:** 11.10 +/- acres.
- TRACT #8:** 22.80 +/- acres w/barn (#6).
- TRACT #9:** 17.70 +/- acres.

All TRACTS FRONT ON WEST SALOMA ROAD (KY HWY 744).

AUCTION CONDUCTED ON SITE AT 3456 WEST SALOMA ROAD, CAMPBELLVILLE, KY

This Is A Live Onsite Auction!

Plats and additional pictures are available online at www.kesslerauction.com. Click on this auction then documents. The auctioneers are available to answer questions by calling 270-465-7051.



AUCTIONEER'S NOTE: This is a "Great Land Buying Opportunity" for you to own all or a portion of this property. A part of this property has been owned and farmed by the Pyles family for more than 70 years. Grover purchased the farm from his father and mother and later purchased some adjoining land. Grover left his mark on this property by keeping it in a high state of productivity and maintaining all of his buildings. If you are in the market for a home, home site, farm, investment property, or looking to expand your current farming operation, this could be the perfect place for you. We invite you to look this property over before the auction, make any arrangements or inspections necessary and come prepared to **BID & BUY, Saturday, July 27, 2024 at 10AM.** Make plans to attend this auction and bring a friend. *We'll see you there!* **John and John Wayne Kessler.**

REMINDER

THE PYLES ESTATE FARM EQUIPMENT & PERSONAL PROPERTY SELLS AT AUCTION ON SATURDAY, JULY 20 AT 10:00 A.M.



TERMS: REAL ESTATE: 10% of purchase price day of auction (a personal check with ID, cash, or cashier check), along with the signing of a Real Estate Sales and Purchase Contract and Lead Based Paint Waiver. The balance due with delivery of deed on or before August 30, 2024. **NOTE:** A 10% Buyers Premium will be added to all winning bids on the real estate to determine the final sales and purchase price. **ALL BUYERS NOT KNOWN BY KESSLER AUCTION & REALTY CO. MUST HAVE A BANK LETTER OF GUARANTEE ADDRESSED TO KESSLER AUCTION & REALTY CO. OR CERTIFIED FUNDS.** **NOTICE:** Any announcement made by the auctioneer from the auction block on the day of sale will take precedence over any printed material or oral statement. In an auction sale, all property is sold As Is, Where Is with NO warranty expressed or implied by the sellers or auction company. The information in this ad is believed to be correct but is not guaranteed. It is the responsibility of each potential bidder to make their own inspections or investigations and to bid on their judgment of value. The real estate is available daily by appointment with the Auction Company prior to the auction to make or have made on your behalf any inspections you choose including lead based paint.

Grover Pyles Estate, Owners - Dean Pyles, Executor - Angie Call, Attorney

www.kesslerauction.com 270-465-7051

**FOR AUCTION INFORMATION CONTACT:
JOHN M. KESSLER, PRINCIPAL REAL ESTATE BROKER & AUCTIONEER
JOHN WAYNE KESSLER, REAL ESTATE BROKER & AUCTIONEER
www.kesslerauction.com 270 - 465 - 7051**



AUCTION CONDUCTED BY:



KESSLER

AUCTION & REALTY CO.

304 EAST BROADWAY, CAMPBELLVILLE, KY. - PHONE 270-465-7051

"Successful Auctions Since 1938"

JOHN M. KESSLER
Principal Broker - Auctioneer
JOHN WAYNE KESSLER
Broker - Auctioneer
MARSHA ATWOOD
Sales Assoc. - App. Auctioneer
MIKE PRICE
Sales Assoc. - Auctioneer
"Keep Smiling Neighbor,
Let Us Do The Crying"

BID & BUY THE AUCTION WAY!