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Auction

SATURDAY, NOVEMBER 23, 2019 - 10:00 A.M.

MARGARET McDONALD & THE LATE DR. L.R. McDONALD

300 +/- ACRES - 6 TRACTS

616,000 +/- BOARD FEET OF TIMBER - 3 TRACTS

CROP LAND - TIMBER - HUNTING & ACREAGE TRACTS

McDONALD ROAD, ELKHORN, KY

NEAR THE UPPER STONER CREEK ROAD - AUCTION SIGNS POSTED



**FOR AUCTION INFORMATION CONTACT:
JOHN M. KESSLER, PRINCIPAL REAL ESTATE BROKER & AUCTIONEER
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MARSHA ATWOOD
Sales Assoc. - App. Auctioneer
MIKE PRICE
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"Keep Smiling Neighbor,
Let Us Do The Crying"

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McDONALD ROAD, ELKHORN, KY
FRONTING ON McDONALD ROAD, UPPER STONER CREEK ROAD, & HWY 70 - AUCTION SIGNS POSTED

LOCATED APPROXIMATELY 14 MILES FROM CAMPBELLSVILLE, 4 MILES FROM MANNVILLE,

23 MILES FROM LEBANON, 15 MILES FROM BRADFORDSVILLE, 17 MILES FROM LIBERTY, AND 6 MILES FROM CLEMENTSVILLE

Directions: From Campbellsville, Follow Highway 70 (Liberty Road) For Approximately 13 Miles, Turn Left On To Upper Stoner Creek Road. Then turn left on McDonald Road and follow to Auction Site.

A ONCE IN A LIFETIME LAND & TIMBER BUYING OPPORTUNITY

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Directions: From Campbellsville, Follow Highway 70 (Liberty Road) For Approximately 13 Miles, Turn Left On To Upper Stoner Creek Road. Then turn left on McDonald Road and follow to Auction Site.



13,000 bd ft, White Oak 12,000 bd ft, White Ash 6,000 bd ft, Sugar Maple 6,000 bd ft, and Minor Species 10,000 bd ft. **NOTE:** The timber will only be offered separate on Tract #1, Tract #2, and Tract #5. We invite and welcome you to make your own personal cruise of the timber. **INSPECTION:** The land and timber can be inspected daily at your leisure. The auctioneers are available to answer questions at anytime. Call 270-465-7051. Your inspection is invited and appreciated.

AUCTIONEER'S NOTE: Seldom does a large block of acreage come available. This property has been in the McDonald family for many years. If you are in the market for agricultural or investment property, land or timber, hunting or acreage tracts that's home to wildlife of all kinds, that perfect get away place or you want to enjoy nature at its finest, we invite you to look this property over before the auction. Make any arrangements or inspections necessary and come prepared to **BID & BUY, Saturday, November 23 at 10AM.** Make plans to attend and bring a friend. *We'll see you there! John and John Wayne Kessler.*

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. The balance due with delivery of deed on or before January 7, 2020. **TIMBER:** 10% of purchase price day of auction (a personal check with ID, cash, or cashier check), along with the signing of a Purchase Contract. The balance due with delivery and signing of a recordable timber contract on or before December 4, 2019. **NOTE:** A 10% Buyers Premium will be added to all winning bids on the real estate and timber 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.

OWNER: MARGARET McDONALD; DR. DOUGLAS & LINDA CUNNINGHAM, POA

**LAND & TIMBER OFFERED
SEPARATE & TOGETHER IN A MULTI PAR AUCTION**

300 +/- ACRES - SELLING IN 6 TRACTS

WITH THE RIGHT RESERVED TO GROUP

BUY 1 TRACT, COMBINATION OF TRACTS, OR AS A WHOLE

USING OUR COMPUTER RUN MULTI-PAR SYSTEM

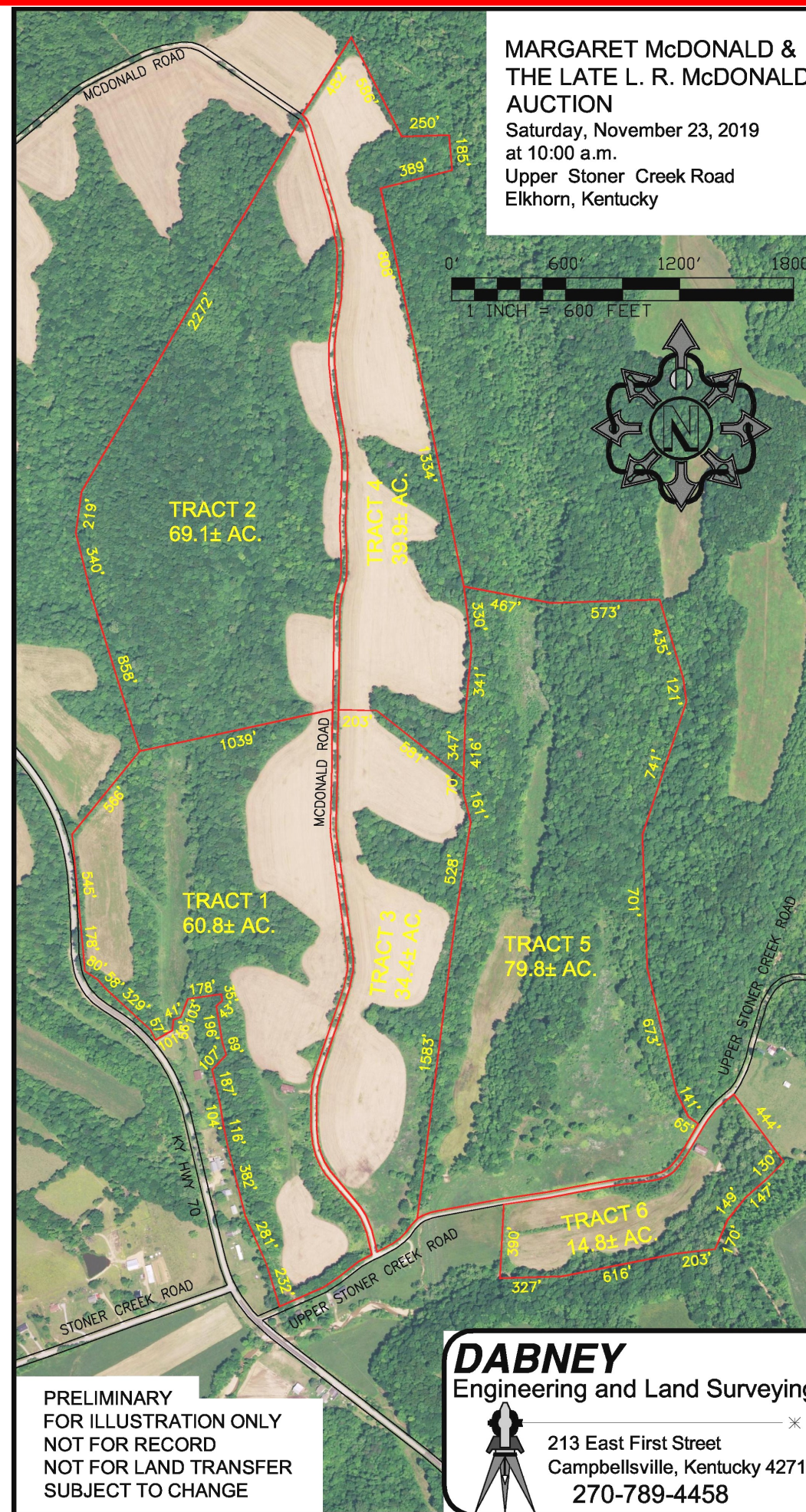
616,000 +/- BOARD FEET OF TIMBER - SELLING IN 3 TRACTS

WITH THE RIGHT RESERVED TO GROUP

BUY 1 TRACT, COMBINATION OF TRACTS, OR AS A WHOLE

USING OUR COMPUTER RUN MULTI-PAR SYSTEM

REAL ESTATE: 300 +/- acres of crop land and woodland selling in 6 tracts with the right reserved to group. Tracts range in size from 14.8 acres to 79.8 acres, with road frontage on McDonald Road, Upper Stoner Creek Road, and Highway 70. Ideal for agricultural, recreational, or investment use. **TRACT 1:** 60.8 +/- acres, crop land and woodland. (Timber offered separate.) Tobacco barn. **TRACT 2:** 69.1 +/- acres, crop land and woodland. (Timber offered separate.) **TRACT 3:** 34.4 +/- acres, mostly crop land and some woodland. **TRACT 4:** 39.9 +/- acres, mostly crop land and some woodland. **TRACT 5:** 79.8 +/- acres, mostly woodland and some open land. (Timber offered separate.) **TRACT 6:** 14.8 +/- acres, mostly crop land and some woodland. Tobacco barn. **TIMBER:** 616,000 +/- Board Feet of marketable timber, selling in 3 tracts with the right reserved to group. Timber cruise was completed by Arnzen Forestry Services and includes all timber 12" at the stump and above. Removal of the timber will be on or before one year from signing of recordable timber contract. Timber consists of 616,000 +/- Board Feet. West side of McDonald Road: Yellow Poplar 184,000 bd ft, Red Oak 69,000 bd ft, White Oak 55,000 bd ft, Beech 39,000 bd ft, Hickory 20,000 bd ft, White Ash 18,000 bd ft, Sugar Maple 15,000 bd ft, and Minor Species 23,000 bd ft. East side of McDonald Road: Yellow Poplar 52,000 bd ft, Beech 44,000 bd ft, Red Oak 27,000 bd ft, Hickory 23,000 bd ft, Red Maple



**MARGARET McDONALD &
THE LATE L. R. McDONALD
AUCTION**
Saturday, November 23, 2019
at 10:00 a.m.
Upper Stoner Creek Road
Elkhorn, Kentucky



**MAKE PLANS
TO ATTEND THIS
AUCTION !**

**SATURDAY,
NOVEMBER 23, 2019
10:00 A.M. EASTERN**

**MCDONALD ROAD,
ELKHORN, KY**



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**JOHN WAYNE KESSLER,
REAL ESTATE BROKER & AUCTIONEER**

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AUCTION CONDUCTED BY:

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

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



AUCTION & REALTY CO.