

# KESSLER

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# Auction

**SATURDAY, MAY 19, 2018 - 10:00 A.M.**

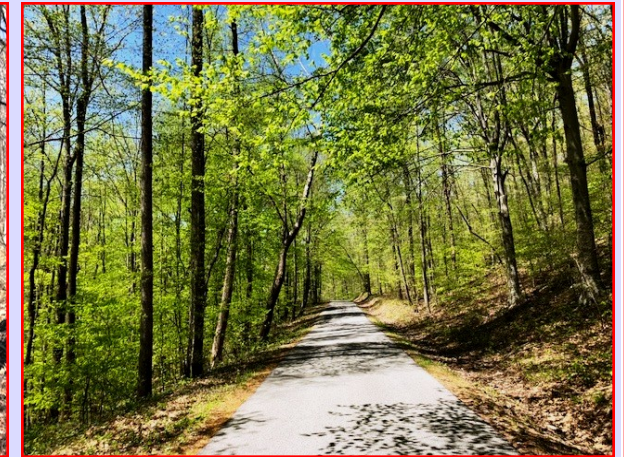
**GLADYS CHEATHAM ESTATE (+) ADDITIONS**

**410.60 +/- ACRES - 7 TRACTS**

**1,147,000 BOARD FEET OF TIMBER - 6 TRACTS**

**LAND - TIMBER - HUNTING & ACREAGE TRACTS - HOME / CABIN & CAMP SITES**

**CAR - FARM EQUIPMENT & PERSONAL PROPERTY**



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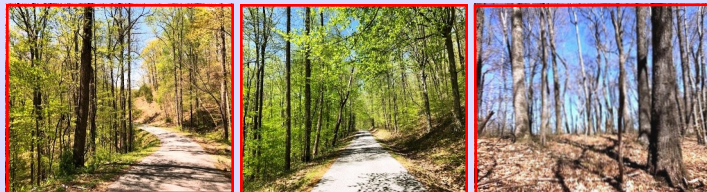
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**RAIKES HILL ROAD, ELKHORN, KY**

**NEAR THE RAIKES HILL BAPTIST CHURCH - AUCTION SIGNS POSTED**



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

**20 MILES FROM LEBANON, 13 MILES FROM BRADFORDSVILLE, 19 MILES FROM LIBERTY, AND 8 MILES FROM CLEMENTSVILLE**

**Directions: From Campbellsville, Follow Highway 70 (Liberty Road) For Approximately 10 Miles, Turn On To Raikes Hill Road And Follow Approximately 3.90 Miles To The Cheatham Property.**

**A ONCE IN A LIFETIME LAND & TIMBER BUYING OPPORTUNITY**

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**REAL ESTATE & TIMBER SELLS 1ST AT 10:00 A.M.  
FOLLOWED BY THE FARM EQUIPMENT & PERSONAL PROPERTY**

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

**410.60 +/- ACRES - SELLING IN 7 TRACTS  
WITH THE RIGHT RESERVED TO GROUP**

**BUY 1 TRACT, COMBINATION OF TRACTS OR AS A WHOLE  
USING OUR COMPUTER RUN MULTI-PAR SYSTEM**

**1,147,000 +/- BOARD FEET OF TIMBER - 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**

**Note: The Land & Timber on Tract #1 Will Not Be Separated**

**REAL ESTATE:** 410.60 +/- acres mostly wooded selling in 7 tracts with the right reserved to group. Tracts range in size from 14.50 acres to 87.50 acres, with double blacktop road frontage on Raikes Hill Road and all tracts have road frontage on Raikes Hill Road. Ideal hunting land, camp sites, and some beautiful cabin or home sites. **TRACT 1:** 14.50 +/- acres, some open land. Nice home site. **TRACT 2:** 41 +/- acres. **TRACT 3:** 87.50 +/- acres, **TRACT 4:** 74.20 +/- acres, **TRACT 5:** 66.10 +/- acres, **TRACT 6:** 62.30 +/- acres & **TRACT 7:** 65 +/- acres. **TIMBER:** 1,147,000 Board feet of marketable timber, selling in 6 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 by July 1, 2019. Timber on Tracts #1 through #6 includes 985,000 Board Feet: Chestnut Oak 276,000 board feet, Red Oak 197,000 board feet, Yellow Poplar 148,000 board feet, White Oak 118,000 board feet, Hickory 108,000 board feet, Beech 49,000 board feet, and minor species 89,000 board feet. **NOTE:** The timber on Tract #1 will sell with the land and will not be separated. Tract #7 timber consists of 162,000 Board Feet: Chestnut Oak 41,000 board feet, Red Oak 33,000 board feet, Hickory 25,000, White Oak 25,000 board feet, Yellow Poplar 21,000 board feet, and minor species 17,000 board feet. We invite and welcome you to make your own personal cruise of the timber. **INSPECTION:** The land and timber can be inspected daily at you 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 Cheatham family for many years. If you are in the market for 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, May 19 at 10AM.** The farm equipment and personal property can be inspected one hour prior to the auction. Make plans to attend and bring a friend. *We'll see you there! John and John Wayne Kessler.*

**BID & BUY THE AUCTION WAY!**

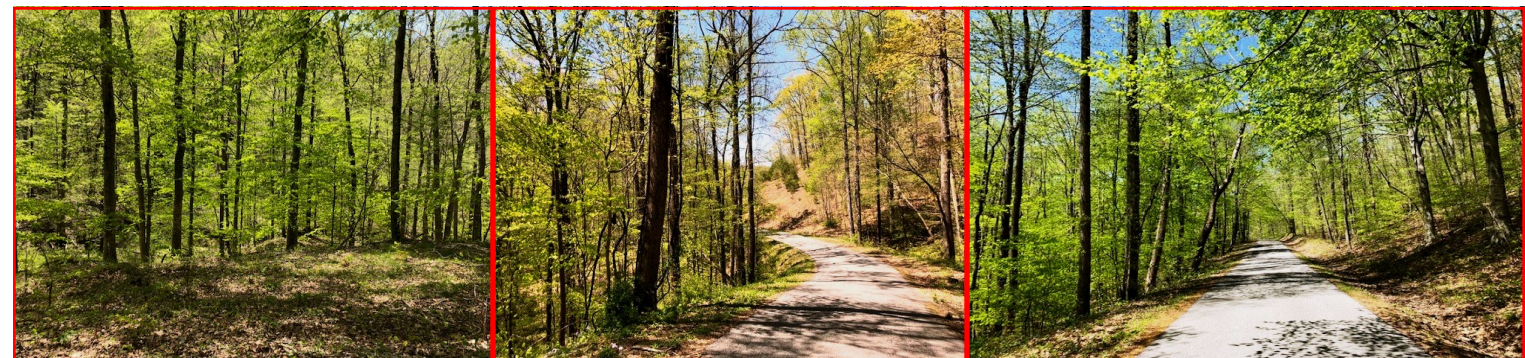
**CAR - FARM EQUIPMENT & PERSONAL PROPERTY:**

**CAR:** 1978 Mercury Topaz (105,000 miles). **FARM**

**EQUIPMENT:** John Deere 2840 tractor with loader, Ford 4600 tractor, MF 255 tractor, 6' bushhog, 2 - 3pt. disk, 3 pt. 2 bottom plow, 12' wheel disk, silage blower, 1 row tobacco setter, AC 4 bottom plow, 2 disk plow, wagon (no flat), 9 shank chisel plow, Super 717 silage chopper (parts),

Gehl 95 grinder mixer, NH 519 manure spreader, 8' bush hog, 1000 gal. water tank, 2 bolt bins with bolts, tire changing tool, antique shoe cobbler tools, antique corn sheller, miscellaneous hand tools, and other miscellaneous items too numerous to mention. **SELLING FOR THE GLADYS CHEATHAM ESTATE & MR. & MRS. JIM CHEATHAM:** NI 2-row corn picker. **SELLING FOR MR. & MRS. RICHARD GRIBBINS:** 20' hay elevator, NI 35' corn elevator, NI 1 row corn picker, Ford 2 row corn planter, MF 3 bottom plow, Ford 6" mowing machine, JD 7' disk. **Lots of miscellaneous items too numerous to mention.**

**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 July 2, 2018. **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 June 1, 2018. **CAR - FARM EQUIPMENT & PERSONAL PROPERTY:** Cash or good check with proper ID, day of auction. **(NO CREDIT CARDS ACCEPTED AT THIS AUCTION).** **NOTE:** A 10% Buyers Premium will be added to all winning bids on the real estate, timber, car, farm equipment and personal property 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: GLADYS CHEATHAM ESTATE  
FRANK CHEATHAM & DONALD CHEATHAM, CO - EXECUTORS  
JOHN BERTRAM, ATTORNEY**

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