



33.90+/- ACRES • NICE HOME

ABSOLUTE AUCTION

SATURDAY, OCT. 5, 10AM

OPEN HOUSE
THURSDAY SEPT. 26
4-6 PM



1149 Clifty Creek Road • JAMESTOWN, KY



A nice home and 33.9+/- acres that is situated in one of the most desirable areas in Jamestown, KY. The home originally started as a 1 bed 1 bath, then a large 2 bed 1 bath attached addition was added giving approximately 2900 sq.ft. of living space. The property is a mixture of rolling pastureland and woodland that offers building sites and abundance of wildlife. Improvements include a 24x36 barn, 30x36 equipment shed, and a 30x42 cattle barn. The property, known as the Colene Hadley Property, will be offered in 4 tracts reserving the right of combinations. Located only 0.6 miles from Lake Cumberland. Don't miss this opportunity!

FOR MORE DETAILS VISIT WWW.EAGLEAUCTIONS.COM!



LEE J. AMONETT
Broker/Auctioneer
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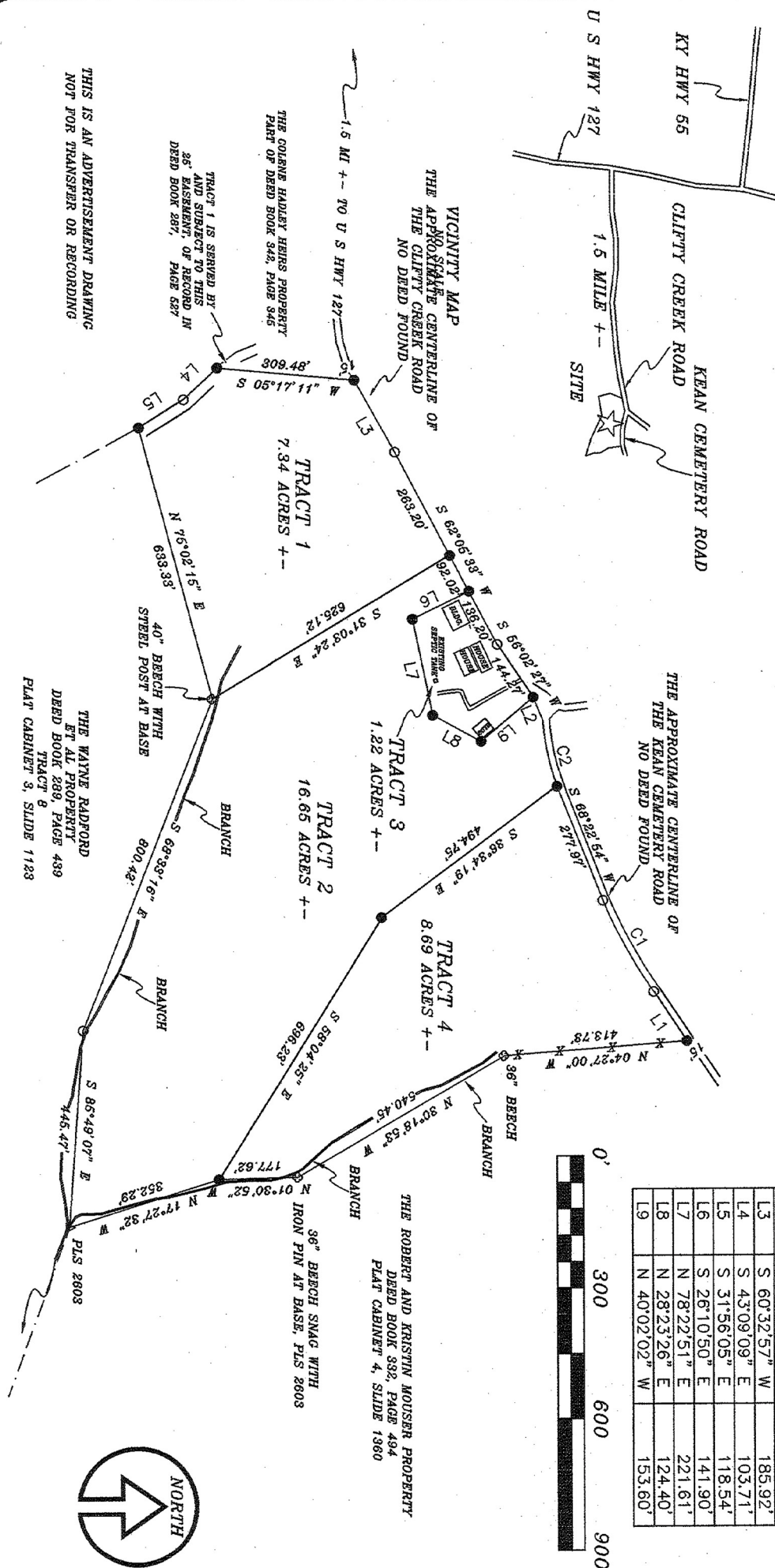
NATHAN GROCE
Auctioneer/Agent
(606) 688-1925



Terms: 10% Buyers Premium. 15% Deposit with Balance due in 30 days. Seller pays 2019 Taxes. Possession with Deed. Home built prior to 1978, Purchaser to sign 10 day waiver of inspection for lead based paint. Property sells "As Is, Where Is" with no warranties. Announcements made day of sale take precedence.

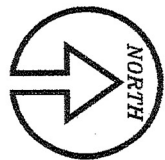
Amonett's Eagle Auction... "We Soar Higher"

★
COLENE HADLEY CLIFFY CREEK FARM
★



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 56°12'01" W	134.07'
L2	S 67°28'30" W	57.26'
L3	S 60°32'57" W	185.92'
L4	S 43°09'09" E	103.71'
L5	S 31°56'05" E	118.54'
L6	S 26°10'50" E	141.90'
L7	N 78°22'51" E	221.61'
L8	N 28°23'26" E	124.40'
L9	N 40°02'02" W	153.60'



THIS IS AN ADVERTISEMENT DRAWING
NOT FOR TRANSFER OR RECORDING

THE ROBERT AND KRISTIN MOUSER PROPERTY
DEED BOOK 382, PAGE 494
PLAT CABINET 4, SLIDE 1360

THE WAYNE RAILROAD
ET AL PROPERTY
DEED BOOK 289, PAGE 489
TRACT 8
PLAT CABINET 3, SLIDE 1123

TRACT 1 IS SERVED BY
AND SUBJECT TO THIS
36" BEESCH SNAG WITH
DEED BOOK 287, PAGE 327

THE COLENE HADLEY HEIRS PROPERTY
PART OF DEED BOOK 342, PAGE 345

VICINITY MAP
THE APPROXIMATE CENTERLINE OF
THE CLIFFY CREEK ROAD
NO DEED FOUND

THE APPROXIMATE CENTERLINE OF
THE KEAN CEMETERY ROAD
NO DEED FOUND

1.5 MI +- TO U S HWY 127

U S HWY 127
KY HWY 65
CLIFFY CREEK ROAD
KEAN CEMETERY ROAD
1.5 MILE +-
SITE

TRACT 1
7.34 ACRES +-

TRACT 2
16.65 ACRES +-

TRACT 3
1.22 ACRES +-

TRACT 4
8.69 ACRES +-

40" BEECH WITH
STEEL POST AT BASE

BRANCH

BRANCH

36" BEECH
BRANCH

BRANCH

36" BEECH SNAG WITH
IRON PIN AT BASE, PLS 2803

PLS 2803

PLS 2803

PLS 2803

PLS 2803

PLS 2803

PLS 2803