

Saturday, June 15th @ 9:00 am

# Auction



**Todd County  
Real Estate**



**57 +/- Acres**

• 401 Shemwell Rd. •  
Sharon Grove, KY 42280



**Tract 1 – 2.82 Acres** – Older Country Home, Barn, County Water, Buildings. Ideal place for your “Dream Home.”

**Tract 2 – 42.93 Acres** – Mostly Open Land. Has recently been used as a cattle farm. This tract could easily be cropped and is improved with stock barn, ponds, and a creek. This amazing tract is fenced for livestock and has an abundance of water and wildlife.

**Tract 3 – 1.70 Acres** – Great building site with a pond. County water is available.

**Tract 4 – 1.37 Acres** – Beautiful building site. County water available.

**Tract 5 – 3.36 Acres** – The perfect amount of land for your home with room for livestock and a garden. County water available.

**Tract 6 – 4.58 Acres** – This small tract is a great setting for your new home and is already improved with a stock barn, a shed and a pond. County water available.

**Directions:** From Elkton Take KY 181 North, turn right onto KY 106 N, follow 2.6 miles and continue right on KY 106 N 2.3 miles, Turn Left onto KY 507 W and continue 1.6 miles, Turn Right on Shemwell Rd. and follow to Auction Site. **Signs Posted!**

**From Russellville** take KY 178 W (Highland Lick Rd.) 14 miles turn right onto Shemwell Rd. and follow to Auction Site. **Signs Posted!**

**TERMS AND CONDITIONS:** Possession: With deed. 10% day of auction, with balance due on or before 30 days. 2019 property taxes to be prorated. **There will be a 7% Buyer's Premium added to the final bid on the real estate to determine the overall contract sales price.** Bidders shall satisfy themselves as to the condition, quality and description of property before bidding. All information and descriptions are believed to be correct, however, no warranties or guarantees are expressed or implied. All property is sold “as is, where is”. Real Estate selling subject to all easements and restrictions, recorded or unrecorded. Announcements made day of sale take precedence over any advertisement.

**Lead-Based Paint Disclosure:** The residence to be sold was built prior to 1978. Any potential bidder will be permitted during the 10 days prior to the auction to conduct lead-based paint tests. **Seller: Kenner**

Visit our website at [www.HaleyAuctionsAndRealty.com](http://www.HaleyAuctionsAndRealty.com)



Tim Haley Will Gregory Michael Mast Mike Offutt Adam Haley Leon Shirk

Principal Broker/Auctioneer

**Tim Haley**  
270-726-2900

51 Sold Lane  
Russellville, KY 42276





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Russellville, KY 42276

# HALEY



The APP.



## 270-726-2900

KY Auctions

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# AUCTION

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Real Estate**

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Sharon Grove, KY 42280

**57 +/- ACRES  
6 TRACTS  
COUNTRY HOME  
BUILDING SITES  
BARNs - PONDS  
SPRINGS**

