

# AUCTION



**RE/MAX**  
PREFERRED & AUCTION

**ONLINE ONLY BIDDING AT WWW.PREFERREDAUCTIONS.COM**

**WEDNESDAY • JANUARY 31 • 10:00 AM**  
**THROUGH**  
**THURSDAY • FEBRUARY 1 • 2:00 PM**  
**OLD CENTRAL CITY RD • POWDERLY • KY**

## CROPLAND AUCTION

- 51.9 +/- TOTAL ACRES
- 41.25 +/- ACRES OF CROPLAND
  - PAST ANNUAL FARMING INCOME OF \$8350 - YEAR TO YEAR LEASE
  - NEW OWNER HAS THE OPPORTUNITY TO NEGOTIATE FARM LEASE
- 10 +/- WOODED ACRES
- GREAT HOME BUILDING SITES
- 775 +/- FEET OF ROAD FRONTAGE
- HUNTING, BOX DEER STAND INCLUDED
- ALL UTILITIES AVAILABLE
- PROPERTY HAS A KU SUBSTATION EASEMENT



**SURVEY, AERIAL, SOIL MAP, TERMS AND CONDITIONS AND MORE AT PREFERREDAUCTIONS.COM**

# REGISTER TO BID AT WWW.PREFERREDAUCTIONS.COM



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**Each Office Independently Owned and Operated**

CONDITIONS OF SALE: Bidders shall satisfy themselves as to the condition, quality, and description of the 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 advertisements. Selling by deed. Bidders must register online at www.PreferredAuctions.com and accept Terms & Conditions to bid. TERMS: 7% Buyer's Premium will be added to the last bid to determine contract price of real estate. Winning bidder is responsible for signing Auction Purchase Contract and delivering the 10% Down Payment Deposit by 3:00 PM on February 2, 2024. Closing to be within 30 days of end of auction. Taxes to be prorated between Buyer and Seller as of date of closing. Possession is upon delivery of deed. There are no pre- nor post-sale contingencies, including financing.