

# Two Fine Farmland Properties - Homesites

## Thursday Evening, August 29th At 6:00 P.M.

**"Former Fields Estate" - Pleasant Grove United Methodist Church**  
**Along Houser Road - Cole Cemetery Road - Cole Lane Near Benton, Kentucky**  
Near Benton Along The Hwy 641 Spur At Tractor Supply Take Hwy 58 West 1.5 Miles To Houser Road. Turn Right And Proceed Northwest 8/10 Mile!

### Farm # 1 - 65.49 Acres In Four Tracts And In Combination Of Tracts

**FARM 1**  
SELLS TO THE HIGHEST BIDDER!!  
WITH A NEW SURVEY



**TRACT # 1**  
3.02 ACRES  
**TRACT # 2**  
17.88 ACRES  
**TRACT # 3**  
17.01 ACRES  
**TRACT # 4**  
27.58 ACRES

Each Potential Bidder Is Responsible For Conducting His Or Her Own Independent Inspections, Investigations, Inquires, And Due Diligence Concerning The Property. Lines On Aerial Plats Show Only The Relative Locations Of The Tracts Subject To Sale And May Not Be Relied On As An Exact Location Or Boundary. Although All Information In All Advertisements Is Obtained From Sources Deemed Reliable, The Auctioneer, Real Estate Broker And Sellers Make No Warranty Or Guarantee Actual Or Implied As To The Accuracy Of The Information. It Is For This Reason That The Prospective Buyers Should Avail Themselves The Opportunity To Make Inspection Prior To The Auction. All Announcements Day Of Sale Take Precedence Over All Advertisements.

### Purchase Terms

**10% DOWN**  
Balance Due In 30 Days  
**No Buyer's Premium**  
No Portion Of The Presently Growing Crops  
Shall Go To The Buyer.  
Possession After The 2019 Crop Harvest

**View The Farms Any Day -  
Please Respect The Crops!**

**The Auction Will Be Held At The  
Pleasant Grove United Methodist Church  
Activities Building "The Grove"  
16 Wadesboro Road, Benton, KY**

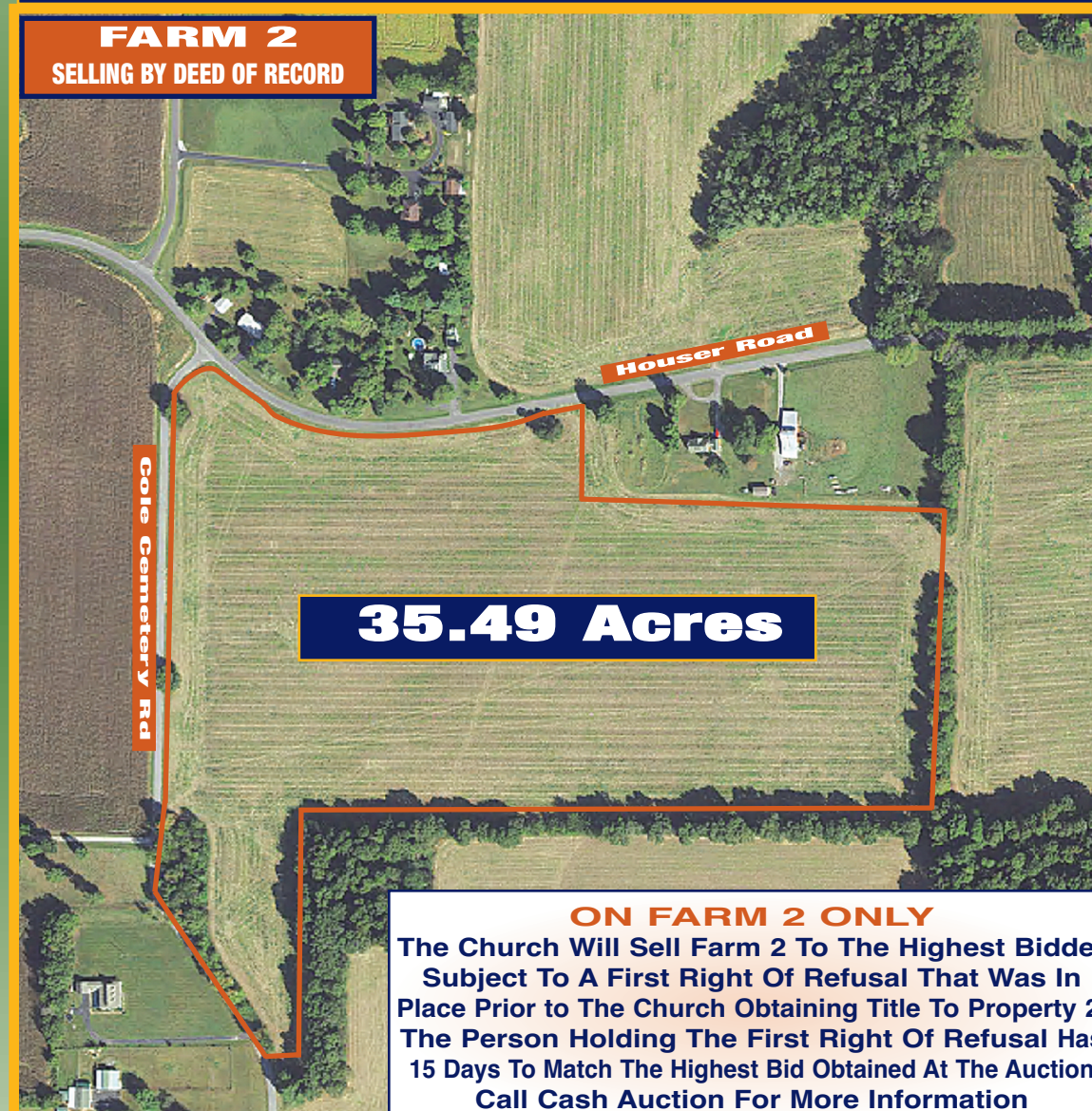


**See [jamesrcash.com](http://jamesrcash.com)  
For More Pictures**



### Farm # 2 - 35.49 Acres In One Tract

**FARM 2**  
SELLING BY DEED OF RECORD



**35.49 Acres**

**ON FARM 2 ONLY**  
The Church Will Sell Farm 2 To The Highest Bidder  
Subject To A First Right Of Refusal That Was In  
Place Prior To The Church Obtaining Title To Property 2.  
The Person Holding The First Right Of Refusal Has  
15 Days To Match The Highest Bid Obtained At The Auction  
Call Cash Auction For More Information

**JAMES R. CASH**  
The AUCTIONEER & REAL ESTATE BROKER  
P.O. Box 9, Fancy Farm, KY 42039  
270-623-8466 - [www.jamesrcash.com](http://www.jamesrcash.com)  
"THE SELLING MACHINE"