

104.78 Acres

Offered In 9 Tracts And In Combinations

Property 1



- TRACT # 1**
8.04 ACRES
- TRACT # 2**
8.14 ACRES
- TRACT # 3**
8.13 ACRES
- TRACT # 4**
12.86 ACRES
- TRACT # 5**
2.48 ACRES

- TRACT # 6**
9.06 ACRES
- TRACT # 7**
29.68 ACRES
- TRACT # 8**
17.92 ACRES
- TRACT # 9**
8.47 ACRES

Real Estate Purchase Terms

**10% Earnest Money
Deposit Down Auction Day,
Balance In 30 Days
No Buyer's Premium!!**

View The Property Any Day - Please Respect The Crops! Home Shown By Appointment

Selling With A New Survey!! See Plat For Exact Boundaries & Dimensions

**Property One Fronts Crossland Road - Wonderful Mini Tracts
Beautiful Home Settings! Buy One Tract Or The Entire Property!
The Best Of Calloway County F A R M L A N D**
Tract 5 - 2.48 Acres With A Spacious Brick Home
Three Bedrooms - 2 Baths - Great Closets - Living Room
Family Room With Fireplace - Eat In Kitchen - Dining Room
Game Room - Laundry Room - Double Garage - Central Heat & Air
30x72 Red Metal Work Barn - Mature Trees, Shrubs
Home Shown By Appointment - Call For Your Private Viewing

**Property Two - Entrances At Trent's Lane And Saratoga Drive S
Buy One Tract Or The Entire Property!
Good Calloway County F A R M L A N D**
Income Producing - Fantastic Future Potential
View The Property Any Day - Please Respect The Crops!

**Title Will Be Conveyed By A Warranty Deed Except
On Property 2 Tract 3a - 8/10 Acre ± Will Be
Included And Conveyed To The Buyer
Of Tract 3 By A Quit Claim Deed.**



Property 2

- TRACT # 1**
19.26 ACRES
- TRACT # 2**
78.70 ACRES
- TRACT # 3**
40.85 ACRES

**Property 3 - 55 Backusburg Road, Kirksey, KY - .75 Acre ±
Currently The LAND Only Is Leased By The US Postal Service
The Post Office Modular Building Is Not Being Conveyed And Is Owned By The USPS
Selling Subject To A Lease With A Expiration Of Feb. 29, 2028 - Annual Income Of \$4,000.00
The Postal Service May Terminate The Lease At Any Time By Giving 30 Day Notice**

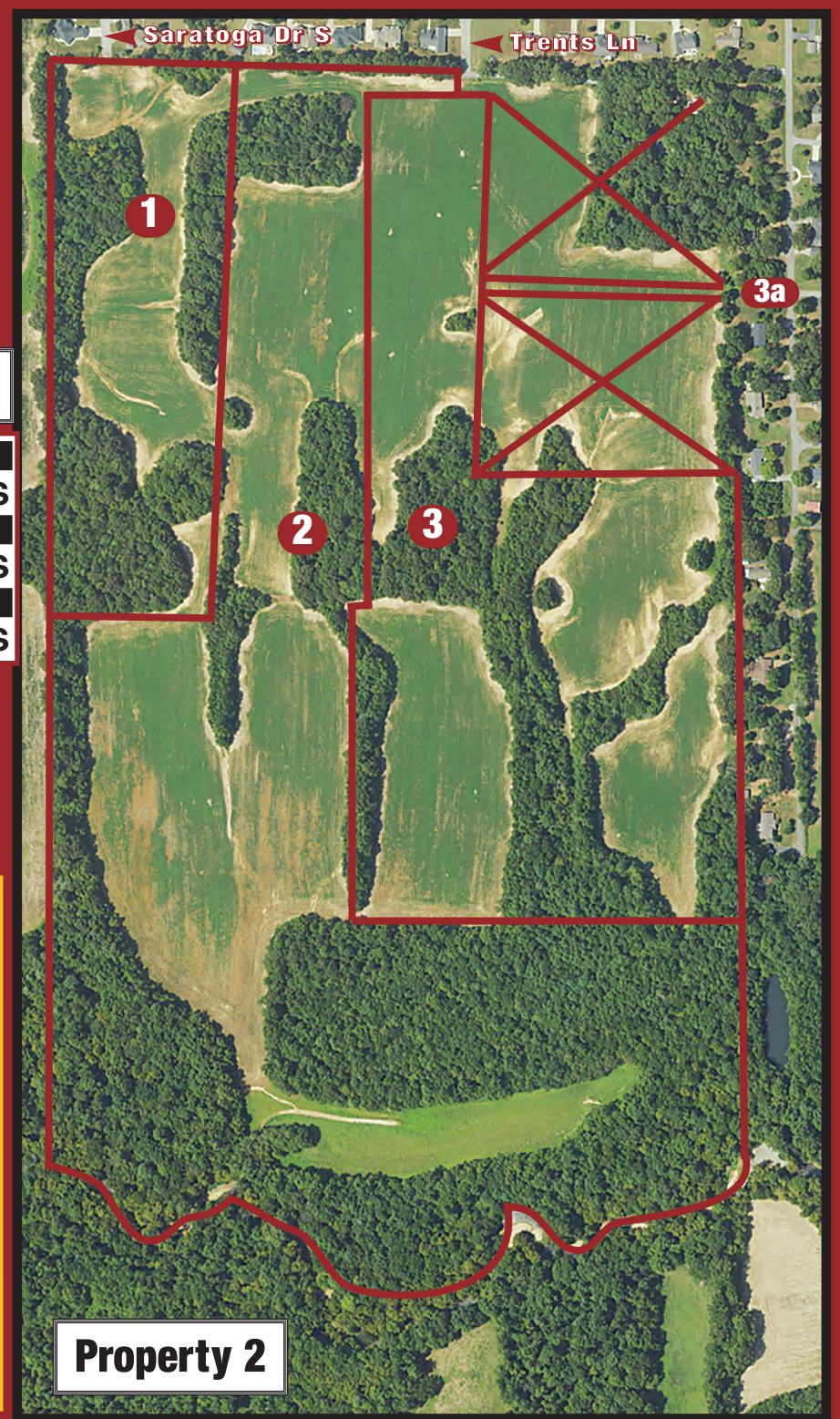
HIGHLIGHTS Only - STARTING After The Real Estate
Cherry Dining Table w/6 Chairs, China Cabinet • Tea Cart • Breakfast Table w/6 Chairs • Wurlitzer
Spinet Piano • Victorian Rocker And Chairs w/Neoclassical Shell Carving • Oak Hall Tree •
Ridgeway Grandfather Clock • Sofas • Marble Top Tables • Side Tables • Side Chairs • Mantle
Clocks • 4 Pc Bedroom Suite • 3 Pc Bookcase Bedroom Suite • Poster Bed & Dresser • Clark Spool
Cabinet • Many Pieces Of American Fostoria • Collectible Crockery • Many Nice Handstitched
Quilts • Cast Iron • GE Upright Freezer • Maytag Washer & Dryer • Collectible Glassware • Pool
Table • Lanterns • Hames • Single Trees • Iron Patio Furniture • Old Signs • Tires, Wheels • Tractor
Weights • Collectible Hub Caps • Garage Doors & Openers • Temporary Utility Pole • Scrap Metal
• Welder • Acetylene Tanks And Torches • Wheel Barrow • Cherry Picker • Hand Tools • Tool Boxes
• Ladders • Front Door, Side Windows • Double Doors • Bifold Doors • Shutters Barn Yard & Work
Shop Miscellaneous • Antique Work Shop Collectibles • 4 Wheel Wagon • Bumper Hitch Trailer •
Farm Implements • Scag Liberty Zero Turn Mower • '84 Chevrolet Silverado Pickup, 4x4
305 Engine Out Of A '77 Chevrolet

COMPLETE SETTLEMENT DAY OF SALE!!

Saturday, September 21st Starting At 10:00 A.M.

138.81 Acres

Offered In 3 Tracts And In Combinations



Property 2

JAMES R. CASH
The AUCTIONEER & REAL ESTATE BROKER
FANCY FARM, KY • MURFREESBORO, TN
270.623.8466

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. Lead Paint Could Be Present In Any Home Built Prior To 1978. Make Your Inspection Before Auction Day. Buyer Will Be Required To Sign A Disclosure Statement Of Lead Based Hazards Along With A Waiver Of A 10 Day Post Sale Inspection. All Announcements Day Of Sale Take Precedence Over All Advertisements.