

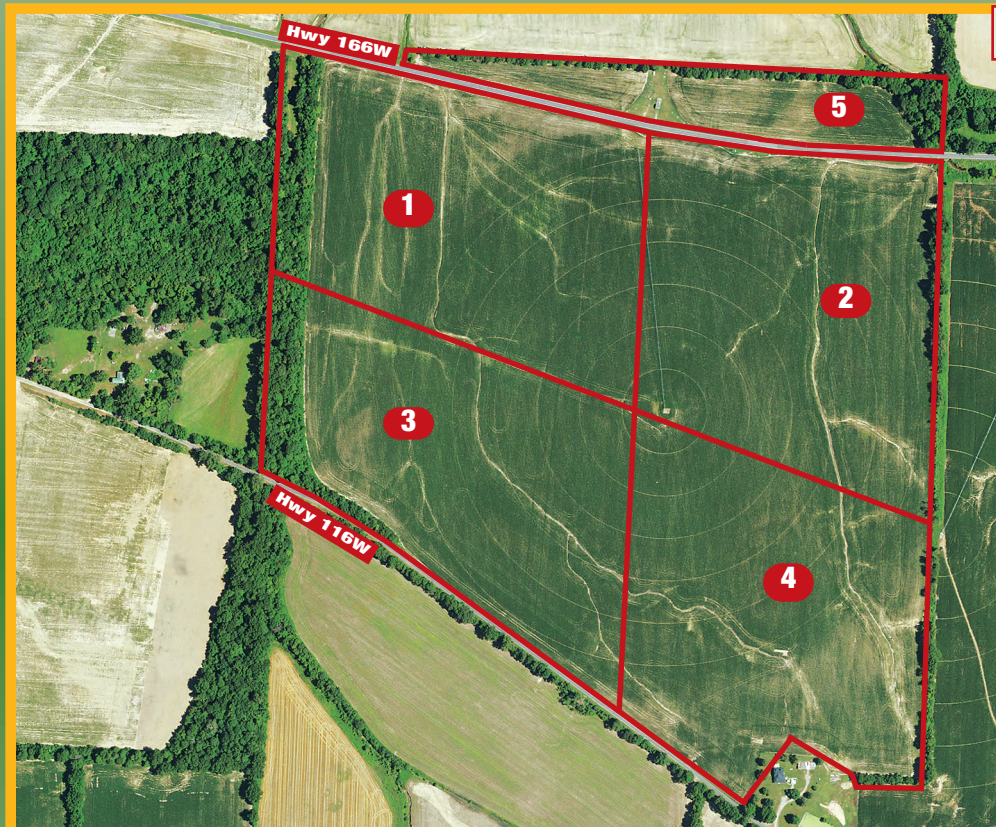
655.54 ACRES In Three Fine Farmland Properties

McNeill Family Farms Of Many Years! - Productive Farmland - Income Producing

Farm # 1 - 169.98 Acres In Five Tracts

Fronting Hwy 116 And Hwy 166 Near Hickman, KY

4.8 Miles East Of Hickman - Offered In 5 Tracts And In Combination Of Tracts
Tract 1 - 39.563 Acres • Tract 2 - 39.549 Acres w/Irrigation • Tract 3 - 39.545 Acres • Tract 4 - 39.544 Acres
Tract 5 - 11.781 Acres With Radio Tower Lease (On 1.691 Acres) Until 12-25, With Renewal Option
INCOME PRODUCING FARMLAND • TREMENDOUS ROAD FRONTAGE
A BEAUTIFUL - PRODUCTIVE FULTON COUNTY, KY FARM - Farm 1, Farm 2, Farm 3 Will Not Be Combined



Thursday, December 12th AT 6:00 P.M.

Farm 1

- TRACT # 1**
39.563 ACRES
- TRACT # 2**
39.549 ACRES
- TRACT # 3**
39.545 ACRES
- TRACT # 4**
39.544 ACRES
- TRACT # 5**
11.781 ACRES

NO BUYER'S PREMIUM!

**NO MINIMUMS!
NO RESERVATIONS!**

Purchase Terms

10% DOWN Auction Day
Balance Due In 45 Days
No Buyer's Premium

Farm # 3 - 159.51 Acres In Two Tracts



Along Hwy 1463 - 1.3 Miles SE Of Hickman
In Hickman At The Jct Of Hwy 1099 & Hwy 125,
Take Hwy 1099 S 3/10 Mile To Hwy 1463, Proceed East 1 Mile
Offered In 2 Tracts And In Combination Of Tracts
Income Producing FARMLAND • Historic Hunting
Farm 1, Farm 2, Farm 3 Will Not Be Combined

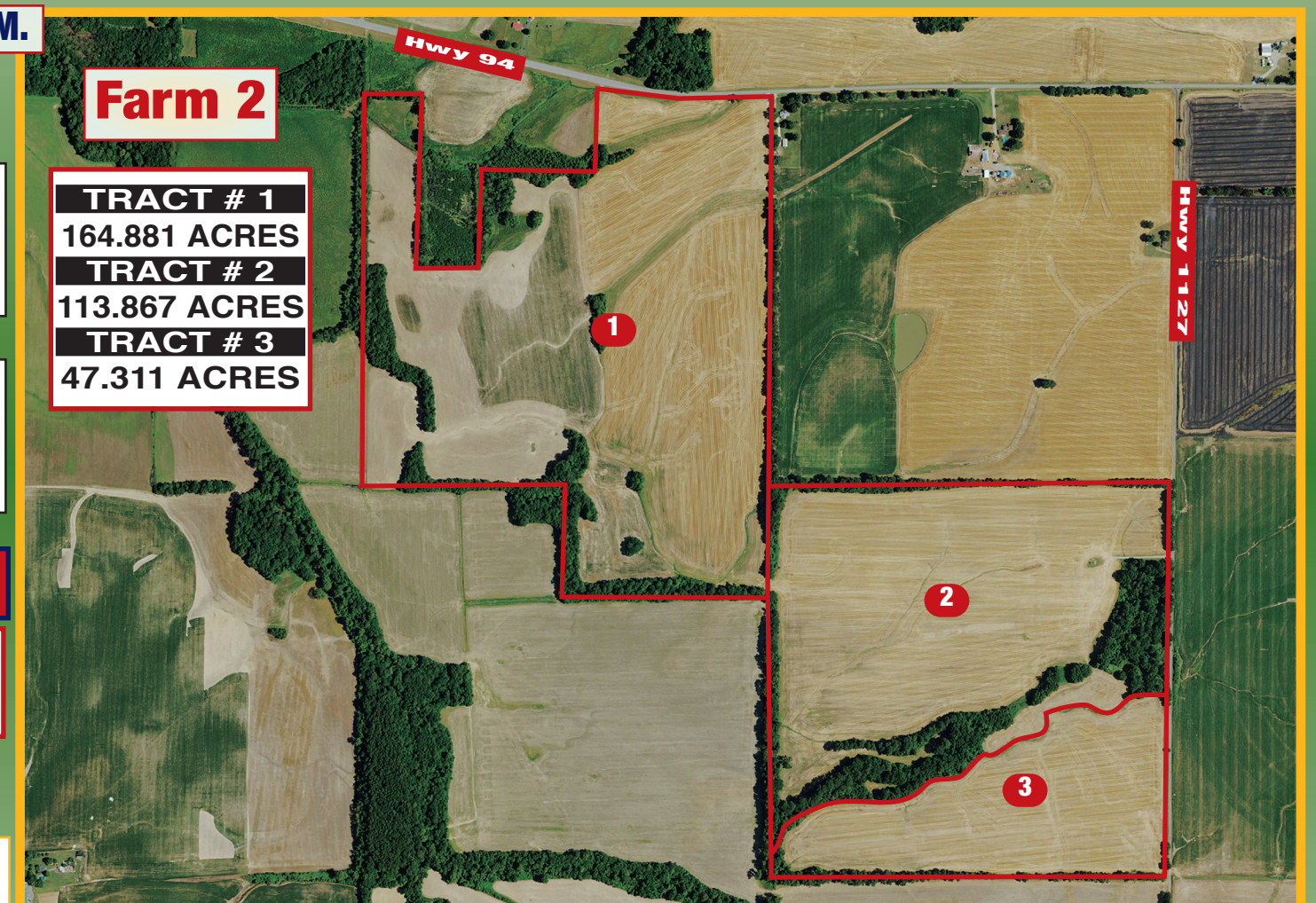
Farm 3

- TRACT # 1**
86.719 ACRES
- TRACT # 2**
72.790 ACRES

Farm # 2 - 326.05 Acres In Three Tracts

Fronting Hwy 94 And Hwy 1127 Near Hickman, KY

4.5 Miles East Of Fulton County Schools Along Hwy 94 - Offered In 3 Tracts And In Combination Of Tracts
Tract 1 - 164.881 Acres • Tract 2 - 113.867 • Tract 3 - 47.311
INCOME PRODUCING • FANTASTIC FARMLAND
Farm 1, Farm 2, Farm 3 Will Not Be Combined



Farm 2

- TRACT # 1**
164.881 ACRES
- TRACT # 2**
113.867 ACRES
- TRACT # 3**
47.311 ACRES

**The Auction Will Be Held In The
Hickman Country Club
2779 Hwy 125, Hickman, Kentucky**

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.

JAMES R. CASH
The AUCTIONEER & REAL ESTATE BROKER
Fancy Farm, KY - Murfreesboro, TN
James R. Cash II "Jay"
Real Estate Broker And Auctioneer