

Selling For:
Cedar Cove, LLC

AUCTION

SATURDAY, APRIL 24, 2021 - 9:30 A.M. CST

99.96 +/- ACRES - 5 TRACTS

Large Barn - Open Land - Cropland - Woodland - Home Sites - Hunting

PERSONAL PROPERTY

PENITENTIARY BEND ROAD, GREENSBURG, KY

LOCATED JUST OFF OF KY HIGHWAY 565 - - AUCTION SIGNS POSTED!

From Greensburg Follow Ky Highway 61 Approximately 4.4 Miles, Turn Left Onto Ky Highway 565 (Ebenezer Road) And Follow 2.4 Miles, Turn Left Onto Penitentiary Bend Road And Follow 2/10 Mile To The Property. From Campbellsville Follow Ky Highway 55 (New Columbia Road) 9.7 Miles, Turn Right Onto Ky Highway 565 (Ebenezer Road) And Follow 5 Miles, Turn Right Onto Penitentiary Bend Road And Follow 2/10 Mile To The Property.



REAL ESTATE SELLS FIRST AT 9:30 AM CST - FOLLOWED BY THE PERSONAL PROPERTY
99.96 +/- ACRES - SELLING IN 5 TRACTS WITH THE RIGHT RESERVED TO GROUP

BUY 1 TRACT, COMBINATION OF TRACTS, OR AS A WHOLE USING OUR COMPUTER RUN MULTI-PAR SYSTEM

REAL ESTATE: 99.96 +/- acres consisting of open cropland, pasture land, and woodland selling in 5 tracts with the right reserved to group. Tracts range in size from 10 acres to 45 acres with many nice mini farm tracts, home sites and hunting tracts. Each tract fronts on Penitentiary Road. **IMPROVEMENTS:** A metal sided barn approximately 60' X 96' with approximately 3/4 having a concrete floor. A tool shed and other out buildings. **TRACT 1:** 12.8063 +/- acres consisting of open cropland and woodland. **TRACT 2:** 12.5840 +/- consisting of open cropland and woodland. **TRACT #3 - BARN TRACT:** 10.0911 +/- acres being mostly wooded with some open land and featuring the large red barn. **TRACT 4:** 18.7861 +/- acres being mostly wooded with some open land. **TRACT 5:** 45.6988 +/- acres being mostly wooded with some open land. A great hunting tract.

INSPECTION: The land can be inspected daily at you leisure. The barn will be shown by appointment. The selling agents are available to answer questions at anytime. For an appointment or questions: contact DeWayne Squires at 270-465-7871 or John M. Kessler or John Wayne Kessler at 270-465-7051. Your inspection is invited and appreciated.

AUCTIONEER'S NOTE: If you are in the market for acreage, a home site or for a weekend getaway / recreational area, we invite you to look this property over before auction day. Make any arrangements or inspections necessary and come prepared to **BID & BUY, Saturday, April 24, at 9:30 A.M. CST.** The personal property can be inspected 1 hour prior to auction. Make plans to attend this auction, and bring a friend.

PERSONAL PROPERTY: kayak, MoJack, rakes, hoes & shovels, ladders, Hot tub, kitchen cabinets, file cabinets, lawn chairs, miscellaneous lumber, wire, gates, sink, ladder back chairs, chairs, 3pt seed sower, dog house, coolers, HP refrigerator, bar stools, love seat, Porter Cable air compressor, air tank, grinder, vice, Husqvarna riding mower, metal shelf, Delta Kick Stand, 2 small (mini) cycles, child's bedroom suit, wagon, and **Lots of miscellaneous items too numerous to mention.**

TERMS: REAL ESTATE: 10% of purchase price day of auction (a personal check with ID, cash, or cashier check), along with the signing of a Real Estate Sales and Purchase Contract. The balance due with delivery of deed on or before May 24, 2021. **PERSONAL PROPERTY:** Cash or good check with proper ID, day of auction. **NOTE:** A 10% Buyers Premium will be added to all winning bids on the real estate and personal property to determine the final sales and purchase price. **ALL BUYERS NOT KNOWN BY KESSLER AUCTION & REALTY CO. MUST HAVE A BANK LETTER OF GUARANTEE ADDRESSED TO KESSLER AUCTION & REALTY CO. OR CERTIFIED FUNDS.** **NOTICE:** Any announcement made by the auctioneer from the auction block on the day of sale will take precedence over any printed material or oral statement. In an auction sale, all property is sold As Is, Where Is with NO warranty expressed or implied by the sellers or auction company. The information in this ad is believed to be correct but is not guaranteed. It is the responsibility of each potential bidder to make their own inspections or investigations and to bid on their judgment of value. The real estate is available daily by appointment with the Auction Company prior to the auction to make or have made on your behalf any inspections you choose. **NOTE:** Due to the Coronavirus outbreak and the State Of Emergency Orders, and to comply with the CDC and the local Health Department Guidelines, and to protect our staff and customers, we will encourage the maintaining of social distancing at our auction site to further prevent the spread of Covid-19.

FOR AUCTION INFORMATION CONTACT:

DEWAYNE SQUIRES, PRINCIPAL REAL ESTATE BROKER & AUCTIONEER 270-465-7871

OR

JOHN M. KESSLER, PRINCIPAL REAL ESTATE BROKER & AUCTIONEER

JOHN WAYNE KESSLER, REAL ESTATE BROKER & AUCTIONEER

www.kesslerauction.com 270 - 465 - 7051

AUCTION CONDUCTED BY:

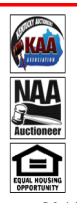


DeWayne Squires, Principal Auctioneer

DeWayne Squires
CRS, GRI, SRES
Broker/Owner-REALTOR
1310 E. Broadway
Campbellsville, KY 42718
270-465-7871
Fax 270-465-2105
Cell 270-403-3993



DeWayne Squires Realty



KESSLER

AUCTION & REALTY CO.

304 EAST BROADWAY, CAMPBELLSVILLE, KY. - PHONE 270-465-7051

"Successful Auctions Since 1938"

JOHN M. KESSLER
Principal Broker - Auctioneer
JOHN WAYNE KESSLER
Broker - Auctioneer
MARSHA ATWOOD
Sales Assoc. - App. Auctioneer
MIKE PRICE
Sales Assoc. - Auctioneer
"Keep Smiling Neighbor,
Let Us Do The Crying"

- Note:
- The property shown on this plat is subject to all right-of-ways and easements whether implied or recorded.
 - Title disclaimer: in the Commonwealth of Kentucky, a land surveyor cannot make an opinion of title for property or verify title for property (201 KAR 18:150 - Section 5), therefore this survey is not an opinion of title or a verification of title to the property.
 - This survey was performed using the deed of record and information provided by the property owner of record, information from the Property Valuation Administrator's Office (PVA) and the County Clerk's Office of the county in which the property is located, information from the adjoining property owners, and other interested parties.
 - No title commitments were provided to the surveyor.
 - Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or other facts that an accurate and current title search may disclose.
 - All overhead and/or underground utilities may not be shown on this plat. Before any construction check with the appropriate utility company for easement widths and locations.
 - Ponds, Lakes, water courses, fences and building may exist on this property and may not be shown on this plat.
 - Any monument referred to as a reference monument is a set steel stake reference monument 18" #4 Rebar with Plastic Cap Stamped Reference Monument KY PLS 3319.
 - Penitentiary Bend Road is a county road with no source found. An assumed county road right of way of approximately 40 feet was used for this survey and also based from existing surveys.
 - Source of Title: Cedar Cove LLC (Deed Book 225 Page 200) and J.B. Holmes (Deed Book 221 Page 214)

CERTIFICATE OF OWNERSHIP AND DEDICATION

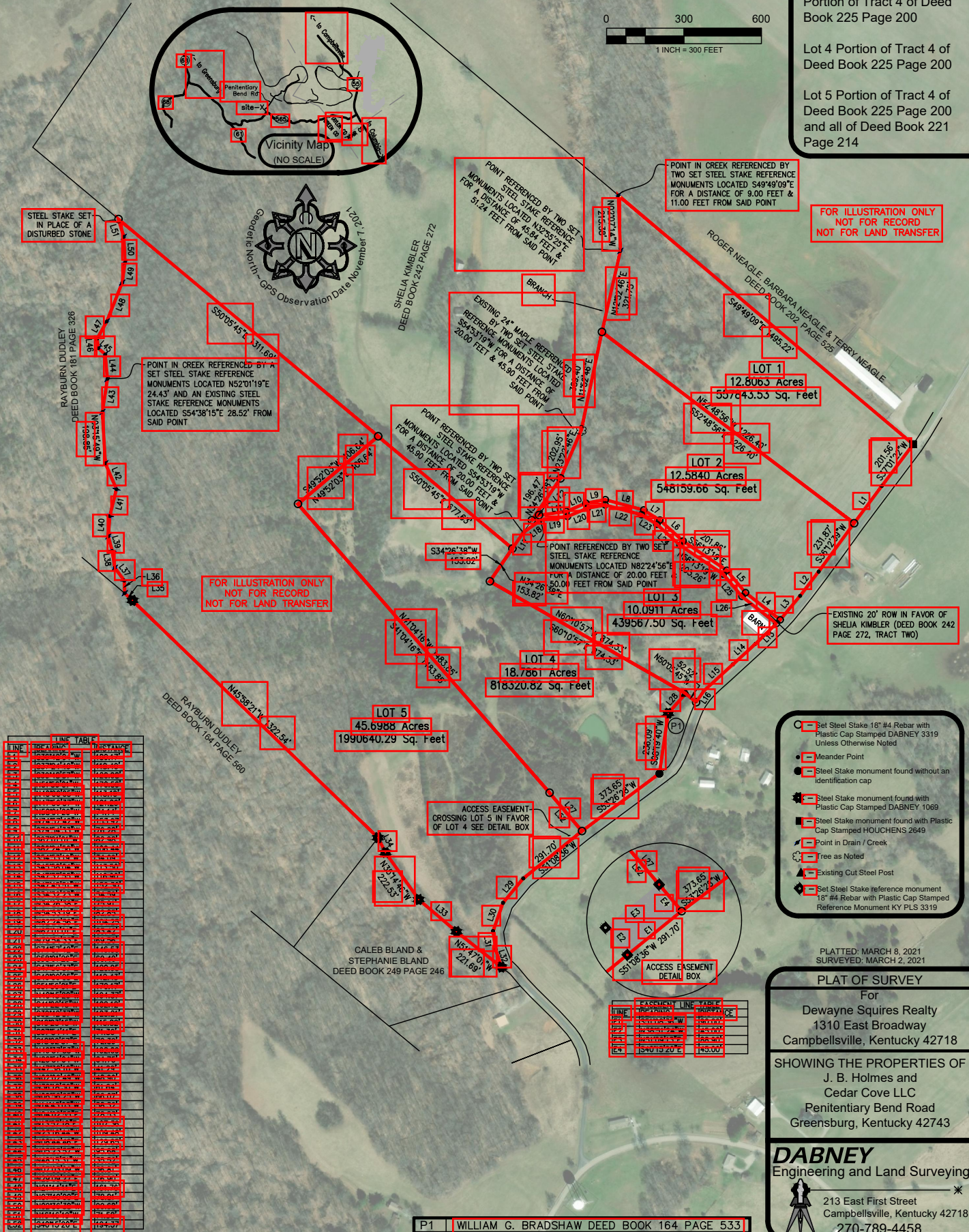
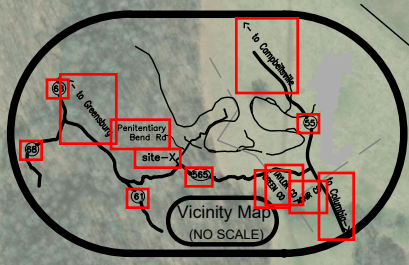
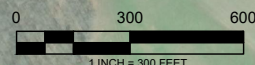
I hereby certify that I am owner of the property shown and described hereon and that I hereby adopt this plan of subdivision with my free consent. Establish the minimum building restriction lines, and open spaces to public or private use as noted hereon. The spaces designated as easements are hereby reserved for the purposes shown. Including the right of ingress and egress over all lots to and from the easements and the right to cut down or trim any trees within or without the easements that may interfere with the installation of operations of the lines. The easements shall be kept free of all permanent obstructions.

DATE: _____ OWNER: _____

DATE: _____ OWNER: _____

Location: Green County, Kentucky
Penitentiary Bend Road

- Source of Title:
- Lot 1 Portion of Tract 1 of Deed Book 225 Page 200
 - Lot 2 Portion of Tract 1 of Deed Book 225 Page 200
 - Lot 3 Portion of Tract 2 & Portion of Tract 4 of Deed Book 225 Page 200
 - Lot 4 Portion of Tract 4 of Deed Book 225 Page 200
 - Lot 5 Portion of Tract 4 of Deed Book 225 Page 200 and all of Deed Book 221 Page 214



FOR ILLUSTRATION ONLY
NOT FOR RECORD
NOT FOR LAND TRANSFER

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NOT FOR RECORD
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EXISTING 20' ROW IN FAVOR OF SHELIJA KIMBLER (DEED BOOK 242 PAGE 272, TRACT TWO)

- Set Steel Stake 18" #4 Rebar with Plastic Cap Stamped DABNEY 3319 Unless Otherwise Noted
- Meander Point
- Steel Stake monument found without an identification cap
- Steel Stake monument found with Plastic Cap Stamped DABNEY 1069
- Steel Stake monument found with Plastic Cap Stamped HOUCHENS 2649
- Point in Drain / Creek
- Tree as Noted
- Existing Cut Steel Post
- Set Steel Stake reference monument 18" #4 Rebar with Plastic Cap Stamped Reference Monument KY PLS 3319

PLATTED: MARCH 8, 2021
SURVEYED: MARCH 2, 2021

PLAT OF SURVEY

For
Dewayne Squires Realty
1310 East Broadway
Campbellsville, Kentucky 42718

SHOWING THE PROPERTIES OF
J. B. Holmes and
Cedar Cove LLC
Penitentiary Bend Road
Greensburg, Kentucky 42743

DABNEY
Engineering and Land Surveying

213 East First Street
Campbellsville, Kentucky 42718
270-789-4458

LINE	BEARING	DISTANCE	BEARING	DISTANCE
L1	N88°00'00"W	100.00	N88°00'00"W	100.00
L2	N88°00'00"W	100.00	N88°00'00"W	100.00
L3	N88°00'00"W	100.00	N88°00'00"W	100.00
L4	N88°00'00"W	100.00	N88°00'00"W	100.00
L5	N88°00'00"W	100.00	N88°00'00"W	100.00
L6	N88°00'00"W	100.00	N88°00'00"W	100.00
L7	N88°00'00"W	100.00	N88°00'00"W	100.00
L8	N88°00'00"W	100.00	N88°00'00"W	100.00
L9	N88°00'00"W	100.00	N88°00'00"W	100.00
L10	N88°00'00"W	100.00	N88°00'00"W	100.00
L11	N88°00'00"W	100.00	N88°00'00"W	100.00
L12	N88°00'00"W	100.00	N88°00'00"W	100.00
L13	N88°00'00"W	100.00	N88°00'00"W	100.00
L14	N88°00'00"W	100.00	N88°00'00"W	100.00
L15	N88°00'00"W	100.00	N88°00'00"W	100.00
L16	N88°00'00"W	100.00	N88°00'00"W	100.00
L17	N88°00'00"W	100.00	N88°00'00"W	100.00
L18	N88°00'00"W	100.00	N88°00'00"W	100.00
L19	N88°00'00"W	100.00	N88°00'00"W	100.00
L20	N88°00'00"W	100.00	N88°00'00"W	100.00
L21	N88°00'00"W	100.00	N88°00'00"W	100.00
L22	N88°00'00"W	100.00	N88°00'00"W	100.00
L23	N88°00'00"W	100.00	N88°00'00"W	100.00
L24	N88°00'00"W	100.00	N88°00'00"W	100.00
L25	N88°00'00"W	100.00	N88°00'00"W	100.00
L26	N88°00'00"W	100.00	N88°00'00"W	100.00
L27	N88°00'00"W	100.00	N88°00'00"W	100.00
L28	N88°00'00"W	100.00	N88°00'00"W	100.00
L29	N88°00'00"W	100.00	N88°00'00"W	100.00
L30	N88°00'00"W	100.00	N88°00'00"W	100.00
L31	N88°00'00"W	100.00	N88°00'00"W	100.00
L32	N88°00'00"W	100.00	N88°00'00"W	100.00
L33	N88°00'00"W	100.00	N88°00'00"W	100.00
L34	N88°00'00"W	100.00	N88°00'00"W	100.00
L35	N88°00'00"W	100.00	N88°00'00"W	100.00
L36	N88°00'00"W	100.00	N88°00'00"W	100.00
L37	N88°00'00"W	100.00	N88°00'00"W	100.00
L38	N88°00'00"W	100.00	N88°00'00"W	100.00
L39	N88°00'00"W	100.00	N88°00'00"W	100.00
L40	N88°00'00"W	100.00	N88°00'00"W	100.00
L41	N88°00'00"W	100.00	N88°00'00"W	100.00
L42	N88°00'00"W	100.00	N88°00'00"W	100.00
L43	N88°00'00"W	100.00	N88°00'00"W	100.00
L44	N88°00'00"W	100.00	N88°00'00"W	100.00
L45	N88°00'00"W	100.00	N88°00'00"W	100.00
L46	N88°00'00"W	100.00	N88°00'00"W	100.00
L47	N88°00'00"W	100.00	N88°00'00"W	100.00
L48	N88°00'00"W	100.00	N88°00'00"W	100.00
L49	N88°00'00"W	100.00	N88°00'00"W	100.00
L50	N88°00'00"W	100.00	N88°00'00"W	100.00
L51	N88°00'00"W	100.00	N88°00'00"W	100.00
L52	N88°00'00"W	100.00	N88°00'00"W	100.00
L53	N88°00'00"W	100.00	N88°00'00"W	100.00
L54	N88°00'00"W	100.00	N88°00'00"W	100.00
L55	N88°00'00"W	100.00	N88°00'00"W	100.00
L56	N88°00'00"W	100.00	N88°00'00"W	100.00
L57	N88°00'00"W	100.00	N88°00'00"W	100.00
L58	N88°00'00"W	100.00	N88°00'00"W	100.00
L59	N88°00'00"W	100.00	N88°00'00"W	100.00
L60	N88°00'00"W	100.00	N88°00'00"W	100.00

LINE	BEARING	DISTANCE	BEARING	DISTANCE
E1	N88°00'00"W	100.00	N88°00'00"W	100.00
E2	N88°00'00"W	100.00	N88°00'00"W	100.00
E3	N88°00'00"W	100.00	N88°00'00"W	100.00
E4	N88°00'00"W	100.00	N88°00'00"W	100.00
E5	N88°00'00"W	100.00	N88°00'00"W	100.00
E6	N88°00'00"W	100.00	N88°00'00"W	100.00
E7	N88°00'00"W	100.00	N88°00'00"W	100.00
E8	N88°00'00"W	100.00	N88°00'00"W	100.00
E9	N88°00'00"W	100.00	N88°00'00"W	100.00
E10	N88°00'00"W	100.00	N88°00'00"W	100.00