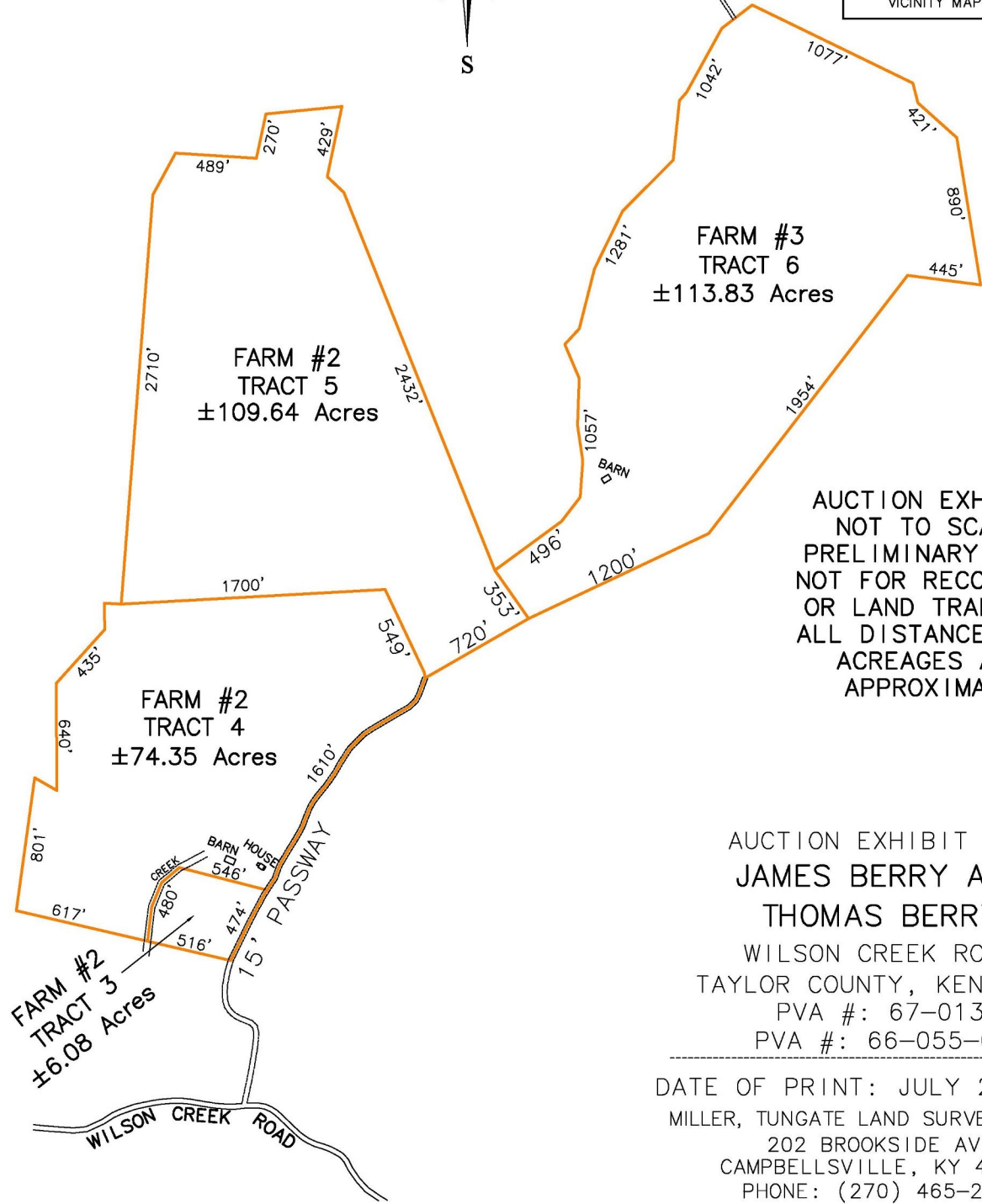
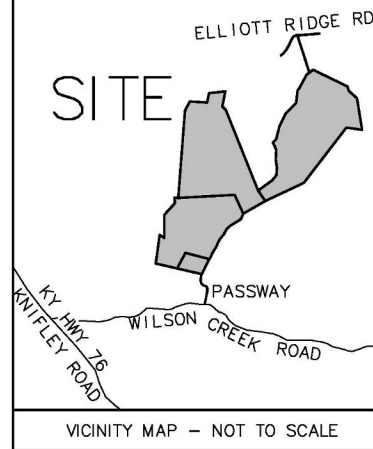
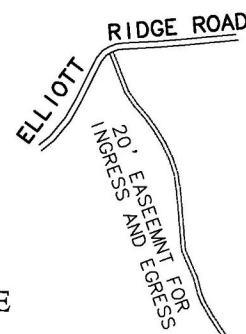
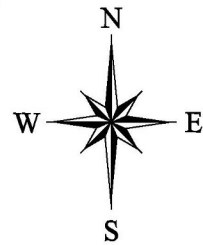


**SOLD BY**  
 KESSLER AUCTION COMPANY  
 304 EAST BROADWAY  
 CAMPBELLSVILLE, KENTUCKY 42718



AUCTION EXHIBIT  
 NOT TO SCALE  
 PRELIMINARY PLAT  
 NOT FOR RECORDING  
 OR LAND TRANSFER  
 ALL DISTANCES AND  
 ACREAGES ARE  
 APPROXIMATE

AUCTION EXHIBIT FOR  
 JAMES BERRY AND  
 THOMAS BERRY  
 WILSON CREEK ROAD  
 TAYLOR COUNTY, KENTUCKY  
 PVA #: 67-013  
 PVA #: 66-055-01

DATE OF PRINT: JULY 26, 2024  
 MILLER, TUNGATE LAND SURVEYING, LLC.  
 202 BROOKSIDE AVE  
 CAMPBELLSVILLE, KY 42718  
 PHONE: (270) 465-2831 072RB24

# Auction

**SATURDAY, AUGUST 10, 2024 - 10:00 A.M. edst**

**THE BERRY FAMILY FARMS**

**Wilson Creek Road, Columbia, (Taylor Co.) KY**

**Farms Located Off Of Wilson Creek Road, Elliot Ridge Road, & McVey Road**  
**Auction Signs Posted!**

**415 +/- ACRES - 7 TRACTS**

Open Land - Wood Land - Farm Land - Home - Barns  
 Some Marketable Timber - Hunting Tracts

**FARM EQUIPMENT**

**11 Tractors & Implements**

Auction site at Farm #1, Located at the corner of Wilson Creek Rd & Wade Hollow Rd.  
 Directions: From Campbellsville, at Stop Light #5 Broadway/HWY 70, follow Highway 70 4.2 miles, turn right on Highway 76 and follow 4.5 miles, turn left on Wilson Creek Rd and follow 1.8 miles to Auction Site.



**A Great Land & Equipment Buying Opportunity!**



**MAKE PLANS TO ATTEND THIS AUCTION!**

FOR AUCTION INFORMATION CONTACT:  
 JOHN M. KESSLER, PRINCIPAL REAL ESTATE BROKER & AUCTIONEER  
 JOHN WAYNE KESSLER, REAL ESTATE BROKER & AUCTIONEER  
 www.kesslerauction.com 270-465-7051



**AUCTION CONDUCTED BY:**



# KESSLER

**AUCTION & REALTY CO.**

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**MARSHA ATWOOD**  
 Sales Assoc. - App. Auctioneer  
**MIKE PRICE**  
 Sales Assoc. - Auctioneer  
 "Keep Smiling Neighbor,  
 Let Us Do The Crying"

# Auction

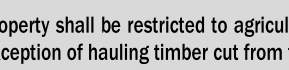
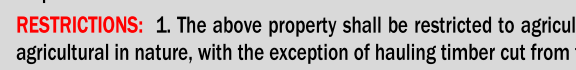
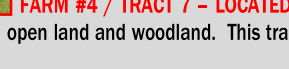
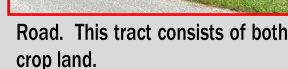
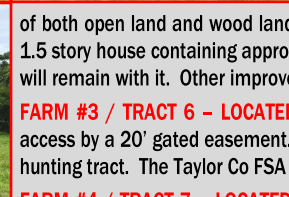
SATURDAY, AUGUST 10, 2024 - 10:00 A.M. edst

THE BERRY FAMILY FARMS

Wilson Creek Road, Columbia, (Taylor Co.) KY

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Auction Signs Posted !



415 +/- ACRES - 7 TRACTS

Open Land - Wood Land - Farm Land - Home - Barns

Some Marketable Timber - Hunting Tracts

FARM EQUIPMENT

11 Tractors & Implements

415 +/- ACRES SELLING IN 7 TRACTS WITH THE RIGHT RESERVED TO GROUP BUY 1 TRACT, COMBINATION OF TRACTS OR AS A WHOLE USING OUR COMPUTER RUN MULTI-PAR SYSTEM FARM EQUIPMENT SELLS 1st AT 10 AM - FOLLOWED BY THE REAL ESTATE

INSPECTION: The land and timber can be inspected daily at your leisure. Plats, and additional pictures are available at our office, the farms or online at www.kesslerauction.com. The house on farm #2 can be shown daily by appointment with the auctioneers.

Each of the farms will have some marketable timber. Land and timber will sell together. Prospective buyers can make their own timber cruise at their leisure.

FARM #1 - WILSON CREEK ROAD & WADE HOLLOW ROAD: 87.22 +/- acres fronting on both sides of Wilson Creek Road and on both sides of Wade Hollow Road, and formerly known as the Nora Hazel Wade property. This farm consists of both open land and wood land with some possible marketable timber. This property had some timber cut within the last 5 years according to the sellers. The Taylor Co FSA office shows this property having approximately 31 acres of crop land. This property was surveyed in 2 tracts in 2016 with a retracement done in 2024. TRACT #1: 63.89 acres on the North side of Wilson Creek Road. Improvements consist of 1 barn. TRACT #2: 23.33 acres on the South side of Wilson Creek Road and on both sides of Wade Hollow Road. Improvements consist of 1 barn.

FARM #2 - LOCATED OFF OF WILSON CREEK ROAD ON A PASS WAY COMMONLY KNOWN AS GOOSENECK ROAD: 190 +/- acres (new survey underway) with access by a Pass Way known as Gooseneck Road. This property consists of both open land and wood land which had some timber cut within the last 5 years according to the seller, and it has some marketable timber along with young timber. The Taylor Co FSA office shows this property having approximately 52 acres of crop land. This property will be offered in 3 tracts: TRACT #3: 6.08 +/- acres consisting of both open land and wood land. TRACT #4: 74.35 +/- acres consisting of both open land and wood land. This tract is improved with a WB sided 1.5 story house containing approximately 4 bedrooms (1 does not have a closet), bath, living room, and kitchen. The house has some furnishings that will remain with it. Other improvements consist of 1 barn. TRACT #5: 109.64 +/- acres consisting of mostly wood land with some open land.

FARM #3 / TRACT 6 - LOCATED OFF OF ELLIOT RIDGE ROAD WITH ACCESS BY A 20' EASEMENT: 113.83 +/- acres (new survey underway) with access by a 20' gated easement. This tract consists of both open land and wood land. This tract will have some marketable timber and it is an ideal hunting tract. The Taylor Co FSA office shows this property having approximately 41 acres of crop land.

FARM #4 / TRACT 7 - LOCATED ON MCVAY ROAD OFF OF SPECK RIDGE ROAD: 24.02 +/- acres (retracement survey underway) fronting on McVey Road. This tract consists of both open land and woodland. This tract will have some marketable timber. The Taylor Co FSA office shows this property having approximately 6 acres of crop land.

Road. This tract consists of both open land and woodland. This tract will have some marketable timber. The Taylor Co FSA office shows this property having approximately 6 acres of crop land.

RESTRICTIONS: 1. The above property shall be restricted to agricultural and residential use only. However, any business involving routine trucking operations is prohibited even if it is agricultural in nature, with the exception of hauling timber cut from the property itself or the transportation of products used in the course of farming the property itself. 2. Single trailer homes are prohibited. Double wide homes are allowed but must be placed on a permanent foundation with concrete block. 3. Commercial salvage yards are prohibited and shall not be permitted upon the above described property. No junk yards, no salvage yards, no auto recycling business, no sawmills, log yards, campgrounds, or commercial camp sites. However, the owner may use the property as a log yard for timber cut from the property itself. 4. No confinement housing, feed lots, or feed yards for swine, hog, chicken, turkey, or any other type of confinement houses.

AUCTIONEER'S NOTE: If you are in the market for a home, home site, farm, hunting property, investment property, or looking to expand your current farming operation, this could be the perfect place for you. We invite you to look this property over before the auction, make any arrangements or inspections necessary and come prepared to BID & BUY, Saturday, August 10, 2024 at 10AM edst. Make plans to attend this auction and bring a friend. We'll see you there! John and John Wayne Kessler.

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 September 25, 2024. PERSONAL PROPERTY: Cash or good check with proper ID, wire transfer or Visa/Master Card (with a 3% convenience fee, \$1,000.00 CAP) 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.

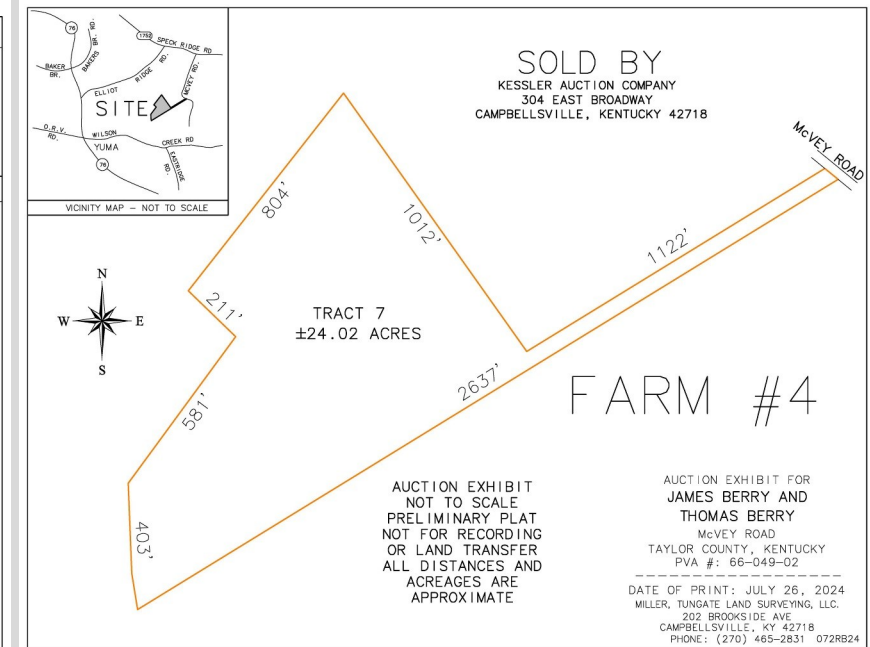
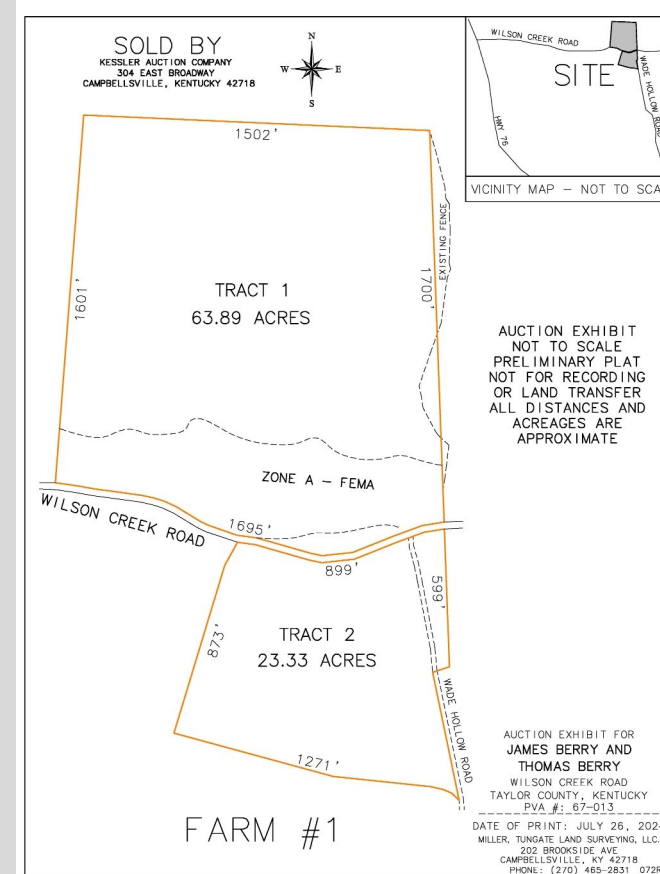
AUCTION CONDUCTED ON SITE AT FARM #1, CORNER OF WILSON CREEK RD & WADE HOLLOW RD, COLUMBIA, (TAYLOR CO.) KY This Is A Live Onsite Auction! Plats and additional pictures are available online at www.kesslerauction.com. Click on this auction then documents. The auctioneers are available to answer questions by calling 270-465-7051.

## FARM EQUIPMENT



TRACTORS: NH Ford 5640 (cab, M546 loader w/bucket & hay spike, 5,889 hours), NH Ford S6610 (1,892 hours), NH TN65 Synchro Command (1,130 hours), Ford 7840 (cab, 3,775 hours), Ford 5610 II Special (1,745 hours), Ford 6610 S (1,613 hours), Oliver 1850 (Year Round Cab, 5,689 hours), Ford 5610 II Special (BH loader, hay spike, bucket, 3,647 hours), Ford 345D tractor (yellow, loader, 4,390 hours), Ford 4630 turbo (2,790 hours), Farmall Super C w/cultivators (not running). IMPLEMENTS: JD 566 baler (14,550 bales showing), BH 2615 batwing mower, Kewanee 10' wheel disk, NH 616 3pt disc mower (gear box bad), 3pt scissors hay spike, 4 basket hay tedder, RCS 10 wheel rake.

James & Nelda Berry and Thomas Berry, Real Estate Owners - James & Nelda Berry and Roy Berry, Equipment Owners Wes Bright and Mackenzie DeSpain Smith, Attorney



FOR AUCTION INFORMATION CONTACT: JOHN M. KESSLER, PRINCIPAL REAL ESTATE BROKER & AUCTIONEER JOHN WAYNE KESSLER, REAL ESTATE BROKER & AUCTIONEER www.kesslerauction.com 270 - 465 - 7051

AUCTION CONDUCTED BY:

Advertisement for Kessler Auction & Realty Co. featuring the company logo, contact information (304 East Broadway, Campbellsville, KY - Phone 270-465-7051), and a list of auctioneers: John M. Kessler, John Wayne Kessler, Marsha Atwood, and Mike Price. It also includes the slogan 'Successful Auctions Since 1938'.