

Auction

SATURDAY, MAY 30, 2020 - 10:00 A.M.

RONALD WOODRUM ESTATE 14.65 +/- ACRES - 3 TRACTS STONER CREEK ROAD, ELKHORN, KY

DIRECTIONS: FROM CAMPBELLSVILLE AT THE WATER TOWER BY-PASS, FOLLOW KY HIGHWAY 70 APPROXIMATELY 4.5 MILES, TURN RIGHT ONTO STONER CREEK ROAD (KY HIGHWAY 1798) AND FOLLOW APPROXIMATELY 2.8 MILES TO THE WOODRUM PROPERTY. AUCTION SIGNS POSTED!



14.65 +/- ACRES - SELLING IN 3 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: 14.65 +/- acres selling in 3 tracts with the right reserved to group, and being Tracts #2, #3 and #4 of The Hayes Division as recorded in Plat Cabinet "D", Slide 17 of the Taylor Co Clerks Office. The land lays mostly level and it is mostly open. And each tract has frontage on Stoner Creek Road. The property is improved with a tobacco barn being approximately 66' X 72', more or less. **TRACT #2:** 11.13 +/- acres previously planted in crops and it joins the creek at the rear. **TRACT #3:** 1.94 +/- acres. This tract includes the barn listed above. **TRACT #4:** 1.56 +/- acres.
RESTRICTIONS & EASEMENTS: Deed restrictions include; no mobile homes, no junk yards or salvage yards. The property is subject to any easements whether implied or of record including any easement shown or referred to on the plat of record.
INSPECTION: The land can be inspected daily at your leisure. The auctioneers are available to answer questions at anytime. Call 270-465-7051. Your inspection is invited and appreciated.

AUCTIONEER'S NOTE: If you are in the market for small acreage or a baby farm, then we invite you to look this property over before auction day. Make any arrangements or inspections necessary and come prepared to **BID & BUY, May 30, at 10:00 A.M.** Make plans to attend this auction, and bring a friend. *We'll see you there! John and JohnWayneKessler.*

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 June 30, 2020. **NOTE:** A 10% Buyers Premium will be added to all winning bids on the real estate 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.

RONALD WOODRUM ESTATE, OWNER - MICHAEL WOODRUM, EXECUTOR - CRAIG COX, ATTORNEY

FOR AUCTION INFORMATION CONTACT:

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AUCTION CONDUCTED BY:



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