

Auction

SATURDAY, AUGUST 5, 2017 - 10AM EDST / 9AM CDST

MR. & MRS. MARVIN MARTIN

54 +/- ACRE FARM - 3 TRACTS

TRUCK - TRACTOR - FARM EQUIPMENT & HAY

DENNIS CHANEY ROAD, GREENSBURG, KY

JUST OFF OF THE OLD SUMMERSVILLE ROAD & US HIGHWAY 68 - AUCTION SIGNS POSTED!

DIRECTIONS: FROM CAMPBELLSVILLE OR GREENSBURG, FOLLOW US 68, TURN ONTO SHILOH ROAD AND FOLLOW 1 MILE, TURN ONTO THE OLD SUMMERSVILLE ROAD AND FOLLOW APPROXIMATELY 3 MILES TO THE DENNIS CHANEY ROAD AND FOLLOW TO THE PROPERTY



REAL ESTATE SELLS 1ST — FOLLOWED BY THE EQUIPMENT

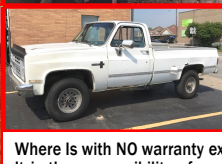
54 +/- ACRES SELLING IN 3 TRACTS

**WITH THE RIGHT RESERVED TO GROUP - BUY 1 TRACT, COMBINATION OF TRACTS OR AS A WHOLE
USING OUR COMPUTER RUN MULTI-PAR SYSTEM**

3 BARNs - ACREAGE TRACTS - HOME SITES - HAY & PASTURE LAND & SOME WOODS

REAL ESTATE: 54 +/- acres (new survey underway) fronting on Dennis Chaney Road. The land lays level to rolling with hay and pasture land, scattered woods and a creek bottom. **IMPROVEMENTS: BARN #1:** A combination barn with metal siding approximately 36'x84'. **BARN #2:** An open sided cattle sorting barn approximately 26'x47'. **BARN #3:** A concrete block milk parlor approximately 20'x42'. **OTHER IMPROVEMENTS:** A corn crib, other miscellaneous buildings and a pond. **TRACT #1 - BARN TRACT:** 22.70 +/- acres m/l (New Survey Underway) fronting on Dennis Chaney Road and a Private Roadway Easement. This tract is mostly open pasture and hay land with scattered woods. This tract has all of the buildings listed above and the pond. **TRACT #2:** 18.90 +/- acres m/l (New Survey Underway) with access by a Private Roadway Easement. This tract is mostly open pasture and hay land with scattered woods. **TRACT #3:** 12.60 +/- acres m/l (New Survey Underway) with access by a Private Roadway Easement. This tract is a creek bottom with access to the creek. **REAL ESTATE INSPECTION:** Land can be viewed daily at your convenience. The auctioneers will show anytime by appointment. Call 270-465-7051, Or agents will be on the property Friday, July 28, 4:30 p.m. to 5:30 p.m. (EDST). Your inspection invited and appreciated.

AUCTIONEER'S NOTE: Mr. & Mrs. Martin have decided to slow down and they have decided to sell this farm and equipment at public auction. An ideal cattle farm that's ready to go to work for you. Be sure to look this property over before auction day. Make any arrangements or inspections necessary and come prepared to **BID & BUY, Saturday, August 5 at 10:00 A.M. (EDST) / 9:00 A.M. (CDST).** The equipment can be inspected one hour prior to the auction. Make plans to attend and bring a friend. *We'll see you there! John and JohnWayne Kessler.*



TRUCK - TRACTOR - EQUIPMENT: 1986 Chevy 2500 4x4 pickup truck (regular cab, 8'bed, rebuilt title), Ford 7840 tractor (cab, 3337 hrs., 4 x 4, dual power) with Buhler 2595 loader (bucket & hay spike), MF 1309 disc mower, NH 654 roll baler, RCS - 10 wheel V rake, Woods BW 180 batwing mower, Cherokee 20' cattle trailer, 2 - 3 pt hay spikes, scissor hay spike, wagon running gear, JD 10' wheel disk, IH 3 bottom plow, 2 creep feeders, old 2-row corn planter, water pump, fence charger, floor jack, air compressor, car ramps, aluminum, battery charger, tobacco sticks, 35 to 40 rolls of hay, other miscellaneous items.

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 5, 2017. **EQUIPMENT:** 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, 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.

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.

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:



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

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