

Auction



ONLINE BIDDING ONLY

BIDDING ENDS THURSDAY, APRIL 12 - 4:00 P.M.

40.30 ACRES - HOME & TIMBER

3 BR / 2 BATH MANUFACTURED HOME - 127,000 +/- BOARD FEET MARKETABLE TIMBER

PRIVACY & SECLUSION WITH EASY ACCESSIBILITY - LOTS OF WILDLIFE

1000 SOUTH OTTER CREEK ROAD, BUFFALO, KY

Selling For: Mr. & Mrs. Jasper Monroe

LOCATED IN LARUE COUNTY at 1000 South Otter Creek Road, Buffalo, KY 42716. From Hodgenville take HWY 210 twelve miles to South Otter Creek Road, turn left and continue one mile to the property. From Campbellsville take HWY 210 thirteen miles to South Otter Creek Road, turn right and continue to property.

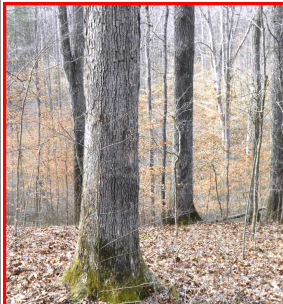
BARR REALTY & AUCTION CO., INC. AND KESSLER AUCTION & REALTY CO. have been selected by Jasper and Arlene Monroe to conduct this absolute online auction since they have moved to town.

ONLINE BIDDING ONLY - Bidding Ends Thursday, April 12, - 4:00 PM EDT



REAL ESTATE: Selling by online bidding only will be 40.30 acres located near the end of South Otter Creek Road which includes 127,000 board feet of marketable timber (Yellow Poplar 40,000; Red Oak 36,000; White Oak 28,000; minor species 23,000). Improvements include a 1992 three bedroom, two bath, manufactured home with kitchen, living room, and utility room. The home has a heat pump, central air conditioning, covered porch, front deck and landscaping. The central air and heat pump were replaced in 2017. The water is supplied by a well. There is chain-link and other fencing around and near the home. The home was purchased new by Mr. & Mrs. Monroe and has been well maintained. This property offers privacy, seclusion with easy accessibility, and an abundance of wildlife. With only a few steps from the back porch you will have your personal "meditation rock" overlooking a creek. The land, home and timber sell as a whole in one parcel. **ZONING:** A-1, agricultural.

INSPECTION: The home will be open Friday, April 6 from 4:00 to 6:00 PM EST or by contacting John Kessler or John Wayne Kessler at 270-465-7051. Inspection of the



land and timber anytime during daylight hours. If you need help placing a bid call Barr Realty & Auction at 270-422-2136.

NOTE: To view the land survey, timber cruise report, air photo, purchase agreement and addendum go to: www.barrrealtyauction.com, click on auctions and then click on "View Documents", OR go to www.kesslerauction.com. Click on auctions and click on the link to Barrs Online Bidding.

TERMS & CONDITIONS: \$10,000 down within 24 hours of the auction ending time. Deposit to be made in the form of cash, cashier's check, personal check with up to date bank letter guaranteeing funds or wire transfer. Balance due by May 15, 2018. **POSSESSION:** date of deed.

TAXES: 2018 property taxes prorated. Other online bidding terms apply, see barrrealtyauction.com for details. **BUYERS PREMIUM:** A 10% buyer's premium will be added to all winning bids to determine the final selling price. **IMPORTANT NOTICE:** All property sold "as is where is" condition with no warranty or guarantee expressed or implied. Although information has been obtained from sources deemed to be reliable, neither the seller nor the auctioneer makes any warranty or guarantee, expressed or implied, as to the accuracy of the information herein contained. It is for this reason that buyers should avail themselves of the opportunity to make an inspection prior to the auction. All announcements from the auction block take precedence over any printed material or any oral statements made. Not responsible for accidents.

TO BID GO TO www.barrrealtyauction.com CLICK ON AUCTIONS - THEN CLICK ON VIEW BIDS ON THIS PROPERTY & REGISTER OR - GO TO www.kesslerauction.com CLICK ON AUCTIONS - THEN CLICK ON THE LINK TO BARRS ONLINE BIDDING

FOR ONLINE BIDDING HELP: CONTACT STEPHEN BARR, BROKER - AUCTIONEER 270-422-2136 www.barrrealtyauction.com

TO VIEW THIS PROPERTY: CONTACT JOHN M. KESSLER OR JOHN WAYNE KESSLER, BROKERS - AUCTIONEERS 270-465-7051 www.kesslerauction.com

OFFICES

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(270) 547-2136

"Selling Everything Under The Sun"



www.barrrealtyauction.com
FAX: (270) 756-2900

AUCTIONEERS:

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BRANDENBURG, KY
(270) 422-2222

Member: National Auctioneers Association, Kentucky Auctioneers Association, Indiana Auctioneers Association And Auction Marketing Institute



KESSLER

AUCTION & REALTY CO.

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

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