

51 Sold Lane
Russellville, KY 42276

HALEY



**AUCTIONS
& REALTY**



270-726-2900

Logan County's Finest AUCTION

Saturday, May 8th 2021

9:00 AM

341+/- Acres in 13 Tracts



Farm # 1: 5442 Cave Springs Rd.



Farm # 2: 7344 Cave Springs Rd.

**Building Sites – Homes – Farms – Wildlife
Development Opportunity – Gasper River – Marketable Timber**

Two Farms - Same Day



www.HaleyAuctionsAndRealty.com

Auction will be held at: 5442 Cave Springs Rd.

AUCTION

Saturday, May 8th

9:00 AM

Two Farms – Same Day

5442 Cave Springs Rd.

7344 Cave Springs Rd.

Auburn, KY 42206

DIRECTIONS: From 68-80 at Shakertown, take Hwy 73N, 5 miles to Auction Site. From Morgantown, take Hwy 79S to Chandlers. Turn left on Hwy 103 and follow signs to Auction Site.

341+/- Acres in 13 Tracts

Building Sites – Homes – Farms – Wildlife – Development Opportunity – Gasper River – Marketable Timber

TERMS AND CONDITIONS: Possession: With deed. Real Estate, 10% day of auction, with balance due on or before 30 days. 2021 Taxes will be paid by Seller. There will be a 7% Buyer's Premium added to the final bid on the real estate to determine the overall contract sales price. Real Estate selling subject to all easements and restrictions, recorded or unrecorded. Bidders shall satisfy themselves as to the condition, quality and description of property before bidding. All information and descriptions are believed to be correct, however, no warranties or guarantees are expressed or implied. All property is sold "as is, where is". Lead-Based Paint Disclosure: The residence to be sold was built prior to 1978. Any potential bidder will be permitted during the 10 days prior to the auction to conduct lead-based paint tests. Seller: Rogers/Goodman



**For More Information Call
(270) 726-2900**

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Tim Haley Will Gregory Michael Mast Mike Offutt Adam Haley Leon Shirk

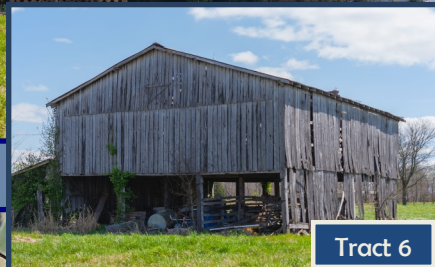
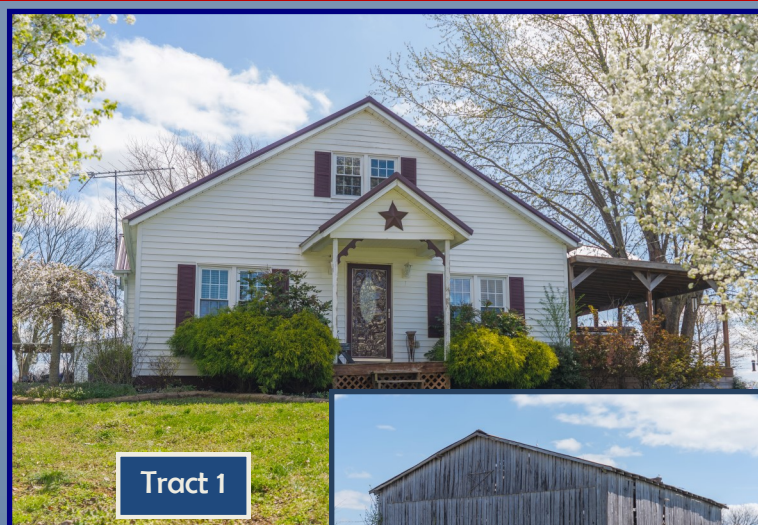
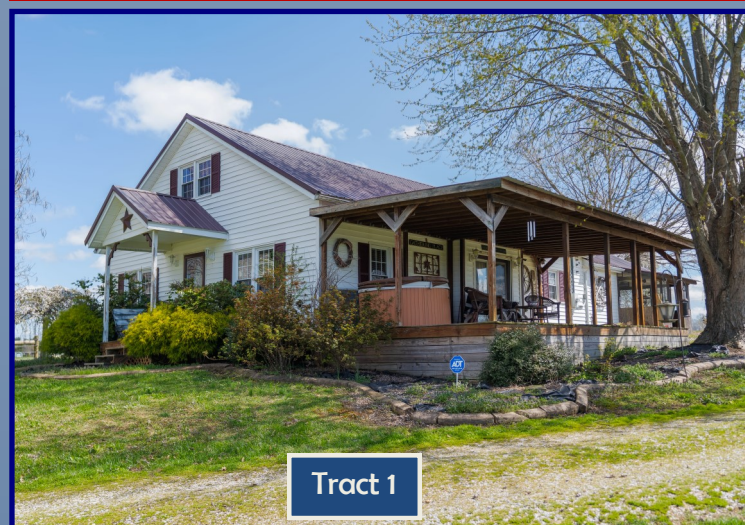
Tim Haley, Principal Broker/Auctioneer

A Reputation You Can Trust!

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Russellville, KY 42276

Haley Auctions and Realty is honored and excited to offer this outstanding "once in a lifetime" opportunity at auction on Saturday, May 8, 2021 at 9 AM. M. E. (Bill) and Myrtle Scarbrough were lovers of God, the land, their family, friends, and their community of Cave Springs where they were icons. Together they assembled this 341+/- acre farm where they raised their two children, Sandra and Teresa. This property has anything you could dream of with two homes, barns, building sites, development potential, Gasper River, pasture land, crop land, wildlife, privacy, marketable timber, and the list goes on and on. To top it off it is ideally located only minutes from 68/80. Mark your calendar now so you don't miss this wonderful opportunity!

Farm # 1 - 5442 Cave Springs Rd. Auburn, KY 42206



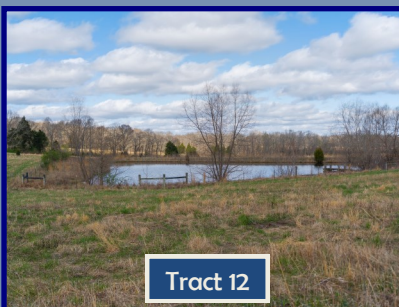
Tract 1 1.363 Acres – Nice country home consisting of approx. 1700 sq. ft. This vinyl sided home features 3 bedrooms (2 downstairs & 1 upstairs), 1 bathroom, central heat & air, covered side porch, replacement windows, shaded lot, 24'x16' detached garage and only a few minutes to 68/80. County water available.

Tracts 2-5 Excellent building lots ranging from 1.299 – 1.549 Acres. All lots have road frontage on Cave Springs Rd. County water available to each tract.

Tract 6 23.856 Acres – This outstanding tract has it all. Private home site, mostly open land with county water available. 36'x32' Barn with 12' lean-to, as well as a pond. Don't miss this wonderful opportunity!

Country Home – Barn – Building Sites – Development Opportunity

Farm # 2 - 7344 Cave Springs Rd. Auburn, KY 42206



**Country Home – Barns – Building Sites
Timber – Gasper River – Wildlife Haven**

Tracts 7 1.925 Acres – Beautiful country home with vinyl siding (needs repairs), consisting of Approx. 1250 sq. ft. This home offers 3 bedrooms, 1 bathroom, full basement, large den, kitchen, dining room, living room, hardwood flooring, replacement windows, central heat & air, covered concrete patio, mature shade trees, 45'x20' equipment shed and long drive way with outstanding views from every area. You will not find a prettier setting than this!

Tracts 8-9 1.105-1.454 Acres - Excellent building lots with frontage on Cave Springs Rd.

Tract 10 25.326 Acres - Nice mix of woods and open ground, pond, 62'x50' stock barn, 28'x24' shed, long Gasper River frontage. Perfect small farm for your dream home!

Tract 11 1.717 Acres - Great building tract, creek, mostly wooded with frontage on Cave Springs Rd.

Tract 12 136.937 Acres of pure breathtaking real estate. This tract has everything one could possibly dream of. Building sites, 40'x36' barn, Gasper River frontage, pasture/crop land, 2 ponds, abundance of trophy deer & turkey, large amount of marketable timber & quite possibly the most peaceful property you could ever ask for. Larger tracts are becoming very difficult to find. Here it is...Don't miss your chance!

Tract 13 141.942 Acres – Everything you could ask for! Marketable timber, abundance of wildlife, pasture/crop land, privacy, lots of trails and creek. This tract will be accessed by an ingress-egress easement on Gasper River Rd.

