

51 Sold Lane
Russellville, KY 42276

HALEY



**AUCTIONS
& REALTY**



270-726-2900

AUCTION

Saturday, October 22nd

9:00 AM

258+/- Acres in Tracts

0 Cedar Graveyard Rd.

Lewisburg, KY 42256



TERMS & CONDITIONS: Possession: With deed or when 2022 crops are removed. Real Estate: 10% down day of auction, with balance due on or before 30 days. 2022 Property Taxes will be paid by seller if sold in multiple tracts, however if farm sells as a whole, taxes will be prorated between buyer and 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. Announcements made day of sale take precedence over any advertisement. All property is sold "as is, where is". Sellers: Woodall

AUCTION

Saturday, October 22nd

9:00 AM



➤ 258.205 Acres in 13 Tracts ◀



www.HaleyAuctionsAndRealty.com

0 Cedar Graveyard Rd. Lewisburg, KY 42256

For More Info, Visit Our Website or Call
(270) 726-2900



Tim Haley Will Gregory Michael Mast Mike Offutt Leon Shirk Amy Coursey
Tim Haley, Principal Broker/Auctioneer

A Reputation You Can Trust!

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Russellville, KY 42276

Auctioneer's Note: Haley Auctions & Realty would like to personally invite you to join us for the public auction of 258.205 acres of prime real estate, located on Cedar Graveyard & Union Grove Roads. This "Highly Productive" farm will be offered in 13 tracts ranging from 1.242 to 74.117 acres and would be attractive to anyone in the market for land. Whether you are the residential buyer looking for a few acres to build your own home in the country, a farmer or investor searching for ground that will produce your future income, or the outdoorsman hunting for that next adventure, it is all right here and will be sold to the highest bidder! Come ready to bid on Saturday, October 22nd, 2022 at 9AM at Cedar Graveyard Road in Lewisburg.



**ATTENTION FARMERS,
WILDLIFE ENTHUSIASTS,
BUILDERS & INVESTORS!**

**258.205 Acres
in 13 Tracts**

Highly Productive Cropland - Prime Building Lots - Mini-Farms



Tracts 1-6 | 1.242 - 2.262 Acres
Located in a peaceful farming community, these six tracts offer prime building lots ranging from 1.242 to 2.262 acres. Any of these select parcels would be the perfect place to build your "Dream Home" or you can buy multiple tracts to create your very own mini farm. Each tract has frontage on Cedar Graveyard Road with utilities available.

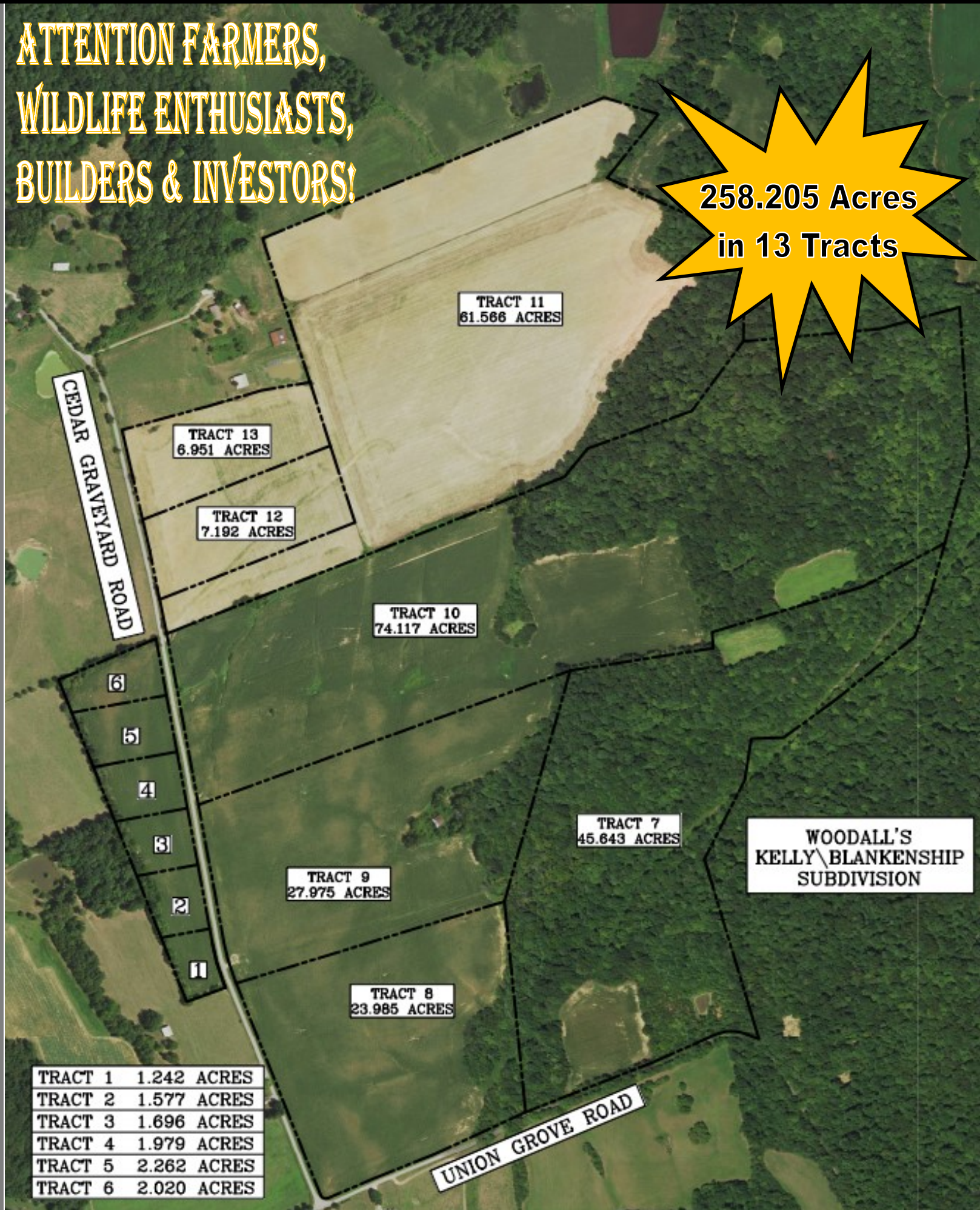


Tract 7 | 45.643 Acres
This 45.643 acre tract is mostly wooded but does have some open fields and a pond. If you are searching for that perfect weekend retreat where you can enjoy nature at its finest, here it is. This acreage fronts Union Grove Road and has utilities available.



Tracts 8-11 | 23.985 - 74.117 Acres
These "Highly Productive" farm tracts range from 23.985 to 74.117 acres and all have frontage on Cedar Graveyard Road. Tract 8 also has frontage on Union Church Road. Each of these parcels are mostly open cropland with some woods. They are currently being utilized for corn and soy-bean rotation and have historically produced competitive yields. Utilities are available to each tract.

Tracts 12 & 13 | 7.192 Acres & 6.951 Acres
Either of these excellent mini-farm tracts would be great for those looking to build a custom home on land with extra room to roam. Tract 12 consists of 7.192 acres and Tract 13 is 6.951 acres. Both have utilities available and front Cedar Graveyard Rd.



Directions: From Lewisburg, take Hwy 106-N (Quality Rd.) 5.8 miles and turn right onto Old Quality Road. In 1.4 miles, turn right on Cedar Graveyard Rd. Continue to Auction Site. Signs posted.

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