

THE HUGH DONNELL FAMILY FARM

WEST SIMPSON COUNTY, KY

111.41 ACRES

AT AUCTION

111.41 ACRES

SATURDAY MAY 12, 2018 10 A.M. CDT

2565 RUSSELLVILLE ROAD, FRANKLIN, KY

SELLING IN 4 INDIVIDUAL TRACTS WITH RIGHT OF COMBINATIONS

ABOUT THE FARM: THIS RARE OFFERING OF FARMLAND IN SIMPSON COUNTY, KENTUCKY IS YOUR OPPORTUNITY TO PURCHASE EXCELLENT ROW CROP LAND WITH 2600 FEET OF ROAD FRONTAGE ON KENTUCKY HIGHWAY 100, 2 ½ MILES WEST OF DOWNTOWN FRANKLIN, KENTUCKY . THIS IS AN AREA WHERE FOR SALE SIGNS ARE RARELY SEEN. THIS FARM HAS BEEN IN THE SAME FAMILY FOR 102 YEARS. IF YOU ARE LOOKING TO EXPAND YOUR FARMING OPERATION OR LOOKING FOR A SOLID INVESTMENT, BE WITH US SALE DAY TO CAPITALIZE ON THIS RARE OFFERING. THIS FARM IS ALMOST ALL TILLABLE WITH CURRENT WHEAT CROP. **TRACT # 1:** 10.08 ACRES WITH 693 FEET ROAD FRONTAGE. THIS TRACT IS WELL ELEVATED WITH A VIEW OF SURROUNDING COUNTRYSIDE.

TRACT # 2: 45.63 ACRES WITH 400 FEET FRONTAGE ON KENTUCKY HIGHWAY 100. LAYS THE BEST. **TRACT #3:** 43.04 ACRES WITH 836 FEET FRONTAGE ON KENTUCKY HIGHWAY 100. **TRACT # 4:** 12.67 ACRES FRONTING 728 FEET ALONG KENTUCKY HIGHWAY 100 WITH A TREE LINED BORDER ON REAR. EXCELLENT TRACT OF LAND.

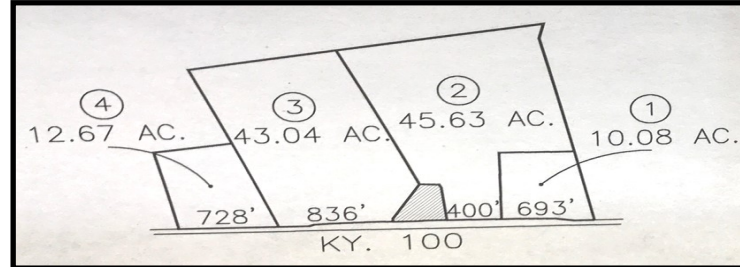
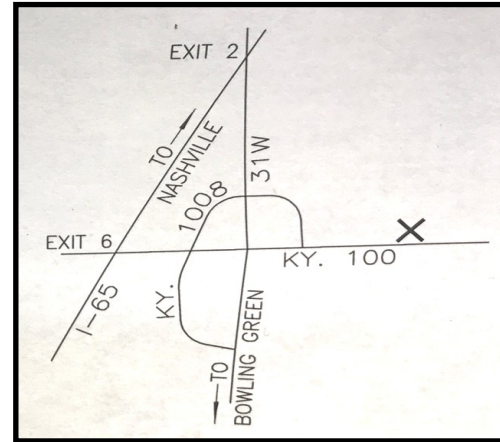
THERE ARE NO BUILDINGS ON THIS PROPERTY, JUST EXCELLENT FARMLAND.

TERMS ON REAL ESTATE: 10% DOWN NON-REFUNDABLE DEPOSIT DAY OF SALE, BALANCE WITH DEED ON OR BEFORE 30 DAYS WITH GENERAL WARRANTY DEED. A 7% BUYERS PREMIUM WILL BE ADDED TO FINAL BID TO ESTABLISH CONTRACT PRICE.

SELLING IN AS IS CONDITION. TAXES: FOR 2018 WILL BE PRORATED FROM DELIVERY OF DEED. **POSSESSION:** WHEN WHEAT HAS BEEN HARVESTED. **DIRECTIONS TO AUCTION:** FROM INTERSTATE 65 EXIT #2 TAKE U.S. 31-W NORTH 4 MILES TO FRANKLIN KY PUBLIC SQUARE. TURN LEFT ONTO KENTUCKY HIGHWAY 100 FOR 2.5 MILES TO SALE, OR FROM INTERSTATE HIGHWAY 65 EXIT #6 TAKE KENTUCKY HIGHWAY 100 WEST 3 MILES TO U.S. HIGHWAY 31-W. TURN RIGHT FOR ¼ MILE TO FRANKLIN KENTUCKY PUBLIC SQUARE. TURN LEFT ONTO KENTUCKY HIGHWAY 100 FOR 2.5. MILES TO AUCTION. AUCTION BANNERS POSTED.

AUCTION COMPANY NOT RESPONSIBLE FOR ACCIDENTS. **REASON FOR SALE:** OWNER RELOCATING TO BE NEAR FAMILY.

THIS AUCTION IS NOT CONTINGENT ON FINANCING. MAKE YOUR FINANCIAL ARRANGEMENTS PRIOR TO BIDDING.



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