

GARY & LENITA COLE ESTATE

1814 A.R. OLIVER ROAD, SCOTTSVILLE, KY

367.62 ACRES

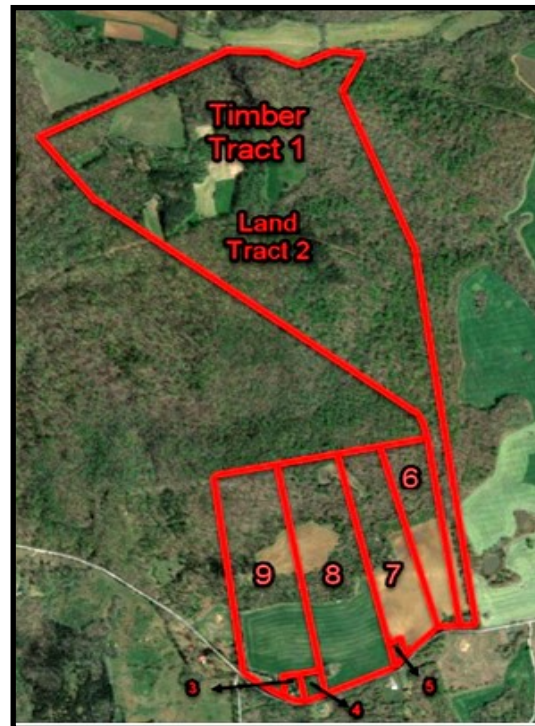
AT AUCTION

367.62 ACRES

SATURDAY APRIL 21, 2018 10 A.M. CDT

SELLING IN 9 TRACTS WITH RIGHT OF COMBINATION - OVER 1,000,000 BD.FT MARKETABLE TIMBER - OIL PRODUCTION

FRAME RESIDENCE - BARN - 2600 FT + FRONTAGE - RURAL WATER LINE - HUNTER'S PARADISE



DESCRIPTION: 367.62 Acres is the combination of two original farms. The front farm has 143.02 acres with pasture, and cropland as well as timber. This tract does have an active oil lease with royalty income. This farm will be selling in 7 tracts and is improved by a dwelling and combination barn. The back farm contains 224.6 acres and will be selling in one real estate tract and a timber tract. All 9 tracts will be offered separately and right of combinations. **TRACT #1:** Timber Cutting Rights on Tract #2. 224.60 Acres, for a period of 24 months. Contact Selling Agents for Timber Cruise. One of the best tracts of timber remaining in Allen County with over one million board feet of timber, per cruise. **TRACT #2:** 224.60 Acres Fronting 75 Feet. Land excluding Timber Rights. **TRACT #3:** 0.96 Acres Fronting 206 Feet improved by a frame Residence. **TRACT #4:** 1.36 Acres Fronting 230 Feet. Great Homesite. **TRACT #5:** 2.31 Acres Fronting 300 Feet. Great Elevated Home Site. **TRACT #6:** 29.85 Acres of Open Cropland with Woods on the Rear, 449 Feet Frontage. **TRACT #7:** 28.63 Acres Fronting 384 Feet. Cropland and Woods with good Homesite. **TRACT #8:** 40.19 Acres with 587 feet frontage currently pasture land with several elevated home sites. **TRACT #9:** 39.45 ACRES with 471 Feet Frontage improved by a combination barn, with pasture land and woods on the back. **TERMS:** REAL ESTATE AND TIMBER 10% DOWN SALE DATE WITH BALANCE DUE ON OR BEFORE 30 DAYS. 7 % BUYERS PREMIUM ADDED TO FINAL BID ON REAL ESTATE AND TIMBER TO ESTABLISH CONTRACT PRICE. **REAL ESTATE TAXES:** 2018 TAXES PRORATED FROM DELIVERY OF GENERAL WARRANTY DEED. **POSSESSION:** WITH DEED. AUCTION COMPANY NOT RESPONSIBLE FOR ACCIDENTS. **AUCTIONEERS COMMENTS:** Multiple Opportunities at the Auction. Something for everyone; investment, pasture land, cropland, homesites, homestead, hunting opportunities, and timber. Don't miss this opportunity April 21, 2018! **DIRECTIONS TO SALE:** FROM SCOTTSVILLE KY AND U.S. 31-E TAKE KY HWY 101, NORTH 3.5 MILES TO A. R. OLIVER ROAD. Follow Signs; OR FROM SCOTTSVILLE KY TAKE Hwy. 231 WEST 6 MILES TO KY HWY 1332, TURN RIGHT, GO 1.5 MILES TO A. R. OLIVER ROAD. Follow signs. FROM BOWLING GREEN, KY AND INTERSTATE 65 EXIT 22, EAST ON U.S. 231 11.6 MILES TO KY HWY 1332, GO 1.5 MILES TO A. R. OLIVER ROAD. AUCTION BANNERS POSTED.

For more info contact: **James Cook - 270-792-7205**

Barry Claypool - 270-843-3366

james@bgforsale.com / barry@budgreenup.com

Bud
Greenup
Real Estate
& Auction Co.

1218 High Street Bowling Green, KY 42101
P.O. Drawer 220 Smiths Grove, KY 42171
TN Firm 16864 TAL 1630