

**EDMONSON COUNTY FARMLAND - WOODLANDS**  
**2035 MAMMOTH CAVE ROAD, BROWNSVILLE KY**  
**3 BEDROOM RESIDENCE - MACHINERY SHED**  
**MAMMOTH CAVE AREA - BIG SPRING BRANCH - CROPLAND**

**3 TRACTS**  
**94.95 ACRES**

# AT AUCTION

**3 TRACTS**  
**94.95 ACRES**

## SATURDAY OCTOBER 18, 2014 10 a.m.

THIS FARM IS LOCATED IN AN AREA WHERE PRIDE OF OWNERSHIP IS EVIDENT IN THE SURROUNDING PROPERTIES. LOCATED NEAR BROWNSVILLE, KENTUCKY AND MAMMOTH CAVE JUST A SHORT DRIVE TO MAJOR SHOPPING AREAS OF BOWLING GREEN, AND CENTRALLY LOCATED BETWEEN LEITCHFIELD AT WESTERN KENTUCKY PARKWAY AND INTERSTATE 65 AT SMITHS GROVE, OR CAVE CITY.

**ABOUT THE FARM:** THIS FARM CURRENTLY HAS AROUND 75 ACRES IN SOY BEANS, PARTIALLY FENCED WITH BIG SPRING BRANCH ALONG THE SOUTHERN BOUNDARY. RURAL WATER LINE FRONTS TRACTS 1 AND 2, WITH A PERPETUAL INGRESS-EGRESS AND UTILITY EASEMENT FOR ALL TRACTS AND OTHERS.

**TRACT # 1:** 12.48 ACRES FRONTING 84 FEET ALONG KENTUCKY HIGHWAY 70, LAYS LEVEL TO GENTLY ROLLING WITH ELEVATED SITES FOR THAT NEW HOME OVERLOOKING SURROUNDING COUNTRYSIDE WITH ROOM TO ROAM.

**TRACT #2:** 66.95 ACRES FRONTING 50 FEET ALONG KENTUCKY HIGHWAY 70, IMPROVED WITH MACHINERY SHED. LAYING ELEVATED ON FRONT WITH SENIC VISTAS AND TREMENDOUS VIEW OF SURROUNDING AREA. CROPLAND IN REAR, JOINED BY BIG SPRING BRANCH. JOINS TRACTS # 2 AND #3. A SOLID INCOME PRODUCING INVESTMENT.

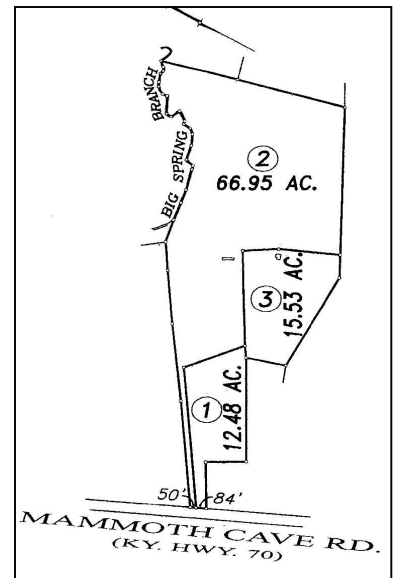
**TRACT #3:** 15.53 ACRES IMPROVED BY A 3 BEDROOM 1 1/2 STORY FRAME RESIDENCE WITH SOME REPLACEMENT WINDOWS THAT IS WAITING FOR YOUR PERSONAL DEDORATING TOUCH. THIS TRACT IS MOSTLY WOODED AND JOINS TRACTS # 1 AND # 3. ACCESS BY COMMUNITY ROADWAY

**ABOUT THE HOME:** DOWNSTAIRS; MASTER BR. 15 X 12 WITH FULL BATH FEATURING SHOWER AND TUB COMBINATION; LIVNG ROOM 19 X 12; FAMILY ROOM 15 X 15; EAT IN KITCHEN 22 X 9 WITH AMPLE CABINERY AND SS SINK. **UPSTAIRS:** 2 BEDROOMS 15 X 12 WITH WALK IN CLOSETS, VAULTED CEILING AND AUXILLARY HEAT. HOME HAS 200 AMP ELECTRIC SERVICE.

**AUCTIONEERS COMMENTS:** IF YOU ARE LOOKING FOR SOLID INVESTMENT IN A HOME OR TRACT TO BUILD THAT DREAM HOME ON OR A WORKING INCOME PRODUCING FARM THIS PROPERTY HAS IT ALL. THESE PROPERTIES HAVE A LOT TO OFFER DEPENDING ON YOUR PERSONAL PREFERENCE YOU MAY WANT ONE OR ALL OF THESE TRACTS. THIS PROPERTY WILL BE SOLD IN THE MULTI-PARCEL SYSTEM WITH MANY OPPORTUNIES AND COMBINATIONS. BE WITH US SALE DAY AND BUY AT YOUR PRICE. SALES PERSONNEL AVAILABLE TO SHOW PROPERTY AT YOUR CONVEINENCE OR DRIVE OUT AND INSPECT AT YOUR DISCRETION.

**ALL PROPERTY WILL BE SOLD IN AS IS CONDITION WITH NO WARRANTY IMPLIED, LEAD BASE PAINT:** RESDIENCE ON TRACT 3 WAS BUILT PRIOR TO 1978 AND MAY CONTAIN LEAD BASE PAINT. PURCHASER HAS 10 DAYS PRIOR TO AUCTION TO INSPECT FOR LEAD BASE PAINT. PURCHASER WILL SIGN A WAIVER ON SALE DAY STATING THAT YOU WAIVE YOUR RIGHTS TO FURTHER INSPECT FOR LEAD BASE PAINT. **TERMS:** 15% NON- REFUNDABLE DEPOSIT SALE DAY WITH A 7% BUYERS PREMIUM ADDED TO FINAL BID TO ESTABLISH CONTRACT SALES PRICE. BALANCE DUE ON OR BEFORE 30 DAYS WITH GENERAL WARRANTY DEED.

**TAXES:** 2014 TAXES PRORATED FROM DELIVERY OF DEED. **POSSESSION:** HOME TRACT WITH DEED, LAND WITH HARVEST IS COMPLETE. **CROPS:** BUYER WILL RECEIVE NO PROCEEDS FROM EXISTING CROPS IN 2014. **AS IS: ALL PROPERTIES SELLING IN AS IS CONDITION. THIS SALE IS NOT CONTINGENT ON FINANCING. MAKE YOUR FINANCIAL ARRANGEMENTS PRIOR TO AUCTION. EVERYTHING SELL AS IS CONDITION. AUCTION BANNERS POSTED.**



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**SALE PREVIEW: SUNDAY OCTOBER 5, 2014**

**2- 4 p.m.**

**Barry Claypool, GRI - Broker Auctioneer**

**270-843-3366 800-452-3091 270- 563-4711**

**Neal Cole, Auctioneer 270-237-7455**

**James Cook, Auctioneer 270-792-7205**

**Terry Hale, Realtor 270-796-7082**

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