

# SOUTHERN WARREN COUNTY KENTUCKY FARMLAND

## CARVIL O. NAPIER ESTATE FAMILY TRUST

266.42 ACRES

# AT AUCTION

266.42 ACRES

## SATURDAY OCTOBER 13, 2018 10 A.M. CDT

674 HAYNER ROAD, BOWLING GREEN, KENTUCKY 42104

**SOUTH WARREN SCHOOL DISTRICT - MARKETABLE TIMBER - BRICK RESIDENCE - MIDDLE FORK CREEK**

266.42 ACRES

4 TRACTS 4

266.42 ACRES

**ABOUT THE FARM:** THIS FARM WHICH HAS BEEN IN THE NAPIER FAMILY SINCE 1944 IS A DIVERSIFIED FARM WITH APPROXIMATELY 187 ACRES (U.S.D.A.) OF CROPLAND. FARM IS CURRENTLY IN SOYBEANS. U.S.D.A. SOIL SURVEY INDICATES MOSTLY BAXTER SOILS IN OPEN LAND. PROPERTY IS ALSO IMPROVED WITH A COMBINATION BARN AND A STOCK BARN, BRICK RESIDENCE AND DETACHED GARAGE. TOTAL ACREAGE BY RECENT SURVEY IS 266.42 ACRES. IF YOU ARE LOOKING FOR AN EXCELLENT ROW CROP FARM, BRICK HOME OR BUILDING TRACT, BE WITH US SALE DAY TO INVEST IN LAND, ARGUABLY THE BEST INVESTMENT IN AMERICA. TIMBER CUTTING RIGHTS FOR 18 MONTHS FROM CLOSING. EVERYTHING SELLS IN AS IS CONDITION, ABOVE AND BELOW SURFACE. **TRACT #1:** 1.05 ACRES IMPROVED WITH BRICK RESIDENCE AND DETACHED GARAGE FRONTING 183 FEET ON HAYNER ROAD, AND 285 IN DEPTH. **ABOUT THE HOME:** THIS IS A 1/2 STORY BRICK RESIDENCE WITH



FULL BASEMENT, FEATURING AN ATTACHED COVERED PATIO, **DOWNSTAIRS:** FULL BATH, SPACIOUS KITCHEN AND DINING ROOM COMBINATION (17 X 25) WITH AMPLE CABINETRY, LARGE LIVING ROOM (22 x 15.5), FAMILY ROOM (24 x 15.5), 4 BEDROOMS, MASTER (14 X 12), BEDROOM # 2 (13 X 11.75) **UPSTAIRS:** BEDROOM # 3 (13 X 13) & BEDROOM # 4 (15.5 X 13.2). HOME HAS CENTRAL HEAT & AIR AND A 200 AMP BREAKER SERVICE, ALSO AUXILIARY HEAT AND COVERED FRONT PORCH WITH PLENTY OF SHADE. **TRACT # 2:** ADJOINS TRACT # 1 CONTAINING 1.00 ACRES, 166 FEET FRONTAGE ON HAYNER ROAD, 245 IN DEPTH. **TRACT # 3:** 258.54 ACRES FRONTING 1425 FEET ON HAYNER ROAD OPEN AND WOODED JOINING TRACT #1 AND TRACT # 2 SURROUNDED ON REAR BY MIDDLE FORK CREEK. **TRACT # 4:** 5.83 ACRES OPEN AND WOODED FRONTING 892 FEET ON HAYNER ROAD. **AUCTIONEERS COMMENTS:** THIS IS THE FIRST OPPORTUNITY TO PURCHASE THIS LAND SINCE 1944. WITH RESIDENCE, BARN, CROPLAND, TIMBER AND MIDDLE FORK CREEK. THIS FARM HAS A HOME, ACCESSORY BUILDINGS, LONG ROAD FRONTAGE, OPEN LAND AND WOODS MAKING IT VERY DESIREABLE. COME TO THE SALE AND CAPITALIZE ON THIS OPPORTUNITY. **DIRECTIONS TO SALE:** FROM BOWLING GREEN, KY EXIT #22 INTERSTATE HIGHWAY 65, TAKE SCOTTSVILLE ROAD (U. S. HIGHWAY 231) ONE MILE SOUTH TO PLANO ROAD (KENTUCKY HIGHWAY 622) GO 8.5 MILES TO HAYNER ROAD; TURN LEFT AND GO 0.6 MILES TO AUCTION. FROM FRANKLIN KENTUCKY AND INTERSTATE 65 EXIT #6 TAKE KENTUCKY 100 EAST 3.3 MILES TO KENTUCKY HIGHWAY 622, TAKE KENTUCKY 622 FOR 6.3 MILES TO HAYNER (HARRIS) ROAD; TURN RIGHT TO AUCTION. BANNERS POSTED. SALES PERSONEL AVAILABLE TO SHOW PROPERTY AT YOUR CONVIENANCE. AREAL MAPS, SURVEY PLATS, TIMBER CONTRACT AND TIMBER CRUISE AVAILABLE AT AUCTIONEERS OFFICE AT 2424 AIRWAY COURT IN BOWLING GREEN, KY.

**OPEN HOUSE ON RESIDENCE: SUNDAY SEPTEMBER 30<sup>TH</sup> - 2 TO 4 P.M.** **TERMS:** 10% DOWN NON-REFUNDABLE DEPOSIT DAY OF SALE, BALANCE WITH GENERAL WARRANTY DEED ON JANUARY 10 2019, 7% BUYERS PREMIUM ADDED TO FINAL BID TO ESTABLISH CONTRACT PRICE. BUYER TO PAY CUSTOMARY CLOSING FEES RELATED TO REAL ESTATE TRANSACTION. POSSESSION; WITH DEED. TAXES; 2018 PROPERTY TAXES PAID BY SELLERS, 2019 TAXES PRORATED FROM DELIVERY OF DEED. ALL PROPERTIES SELLING IN AS IS CONDITON. **LEAD PAINT:** HOME BUILT PRIOR TO 1978 AND MAY CONTAIN LEAD PAINT PURCHASER HAS 10 DAYS PRIOR TO SALE TO INSPECT FOR LEAD PAINT AND SIGN WAIVER DAY OF SALE RELINQUISHING ANY FURTHER INSPECTION FOR LEAD PAINT. AUCTION FIRMS NOT RESPONSIBLE FOR ACCIDENTS.



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