

WOLFE FAMILY FARM

SOUTH WARREN & PLANO SCHOOL DISTRICT - BOYCE COMMUNITY

6 TRACTS
37.49 ACRES

WOODED AND OPEN ACREAGE TRACTS

6 TRACTS
37.49 ACRES

656 ANTIOCH CHURCH ROAD, BOWLING GREEN, KY

AT AUCTION

Saturday September 24, 2016 10 a.m. CDT

- TRACT # 1** 7.66 ACRES MORE OR LESS - 449 FEET FRONTAGE WITH 50 X 48 COMBINATION BARN - GENTLY ROLLING MEADOWS ON FRONT AND WOODED ON REAR. EXCELLENT ELEVATED TRACT.
- TRACT # 2** 6.86 ACRES MORE OR LESS OF WOODLAND - 767 FEET FRONTAGE - WITH WATER METER & SEPTIC SYSTEM
- TRACT # 3** 1.90 ACRES MORE OR LESS - 317 FEET FRONTAGE WELL ELEVATED TO THE REAR.
- TRACT # 4** 1.77 ACRES MORE OR LESS FRONTING 262 FEET - WOODED AND WELL ELEVATED.
- TRACT # 5** 7.82 ACRES MORE OR LESS FRONTING 336 FEET - ROLLING MEADOWLAND ON FRONT AND WOODED TO THE REAR WITH ROOM TO ROOM.
- TRACT # 6** 11.48 ACRES MORE OR LESS, - FRONTING 708 FEET WITH WOLFE WILDERNESS ROADWAY ALONG SOUTHERN BOUNDARY AND PARTIALLY TO THE REAR. OPEN FARMLAND WITH WOODS TO THE REAR. ALLEN COUNTY SCHOOLS FOR THIS TRACT. RURAL WATERLINE FRONTS ALL PROPERTIES. ALL TRACTS HAVE A NEW SURVEY.

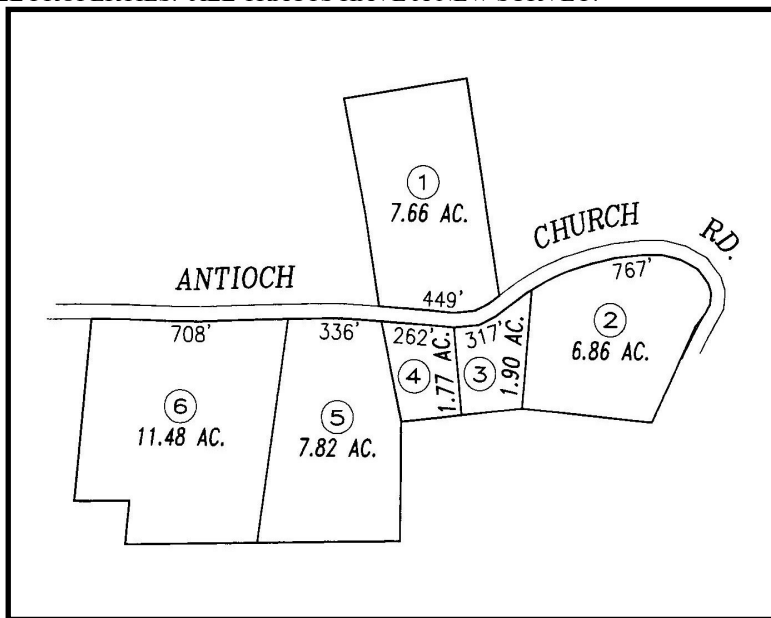
AUCTIONEERS COMMENTS;

THESE TRACTS ARE A MIXTURE OF WOODS AND OPEN LAND WITH LONG ROAD FRONTAGE. IF YOU ARE LOOKING FOR AN ACREAGE TRACT, YOU HAVE THE OPPORTUNITY TO PURCHASE ONE OR MORE TRACTS OR FARM IN ITS ENTIRETY. TRACTS WILL BE SOLD UNDER THE MULTI-PARCEL SYSTEM ALLOWING ANY AND ALL COMBINATIONS. THIS PROPERTY IS MOSTLY IN WARREN COUNTY WITH A SMALL SECTION IN ALLEN COUNTY. BE WITH US SALE DAY TO GRASP THIS SELDOM SEEN OPPORTUNITY. DEVELOPMENT IS SWALLOWING UP LAND AND THESE LARGER PARCELS ARE LESS IN ABUNDANCE. WILDLIFE ABOUNDS IN THIS AREA LOCATED JUST A SHORT DISTANCE FROM DOWNTOWN BOYCE.

DIRECTIONS TO SALE: FROM WILLIAM H. NATCHER PARKWAY EXIT #1 AT PLANO ROAD (KY. 622), TAKE PLANO ROAD SOUTH 4.5 MILES TO WOODBURN - ALLEN SPRINGS ROAD (KY. 240); TURN LEFT ONTO WOODBURN - ALLEN SPRINGS ROAD, GO 2 MILES TO ANTIOCH CHURCH ROAD, TURN RIGHT ONTO ANTIOCH CHURCH ROAD, GO 3 MILES TO SALE, OR FROM NASHVILLE ROAD (U.S. 31-W SOUTH) AT WOODBURN KENTUCKY, TAKE WOODBURN-ALLEN SPRINGS ROAD (KY. 240 EAST) 9.5 MILES TO ANTIOCH CHURCH ROAD, OR FROM BOWLING GREEN TO SCOTTSVILLE ROAD (U.S.

231) AT ALLEN SPRINGS, TAKE WOODBURN-ALLEN SPRINGS ROAD (KY. 240) WEST 4.5 MILES TO ANTIOCH CHURCH ROAD. AUCTION BANNERS POSTED. **NOT RESPONSIBLE FOR ACCIDENTS. EVERYTHING SELLS IN "AS IN" CONDITION. THIS SALE IS NOT CONTINGENT ON FINANCING. MAKE YOUR FINANCIAL ARRANGEMENTS PRIOR TO BIDDING.**

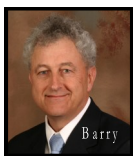
TERMS: REAL ESTATE: 15% DOWN SALE DAY WITH BALANCE DUE ON OR BEFORE 30 DAYS. 7% BUYERS PREMIUM ADDED TO FINAL BID ON REAL ESTATE TO ESTABLISH CONTRACT PRICE. **REAL ESTATE TAXES:** 2016 TAXES PRORATED FROM DELIVERY OF GENERAL WARRANTY DEED. POSSESSION WITH DEED.



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