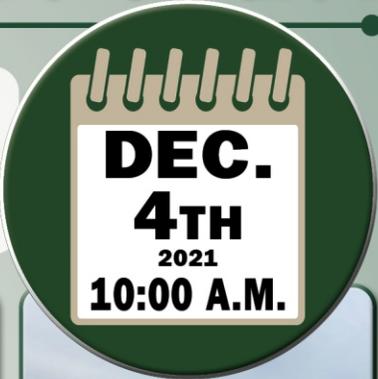


**217.73 ACRES • CROPLAND • WILDLIFE GALORE
GREAT LOCATION • APPROX. 1.2 MILLION FT. OF TIMBER**

LAND & TIMBER AUCTION

LOCATION: GENE TURNER ROAD • TOMPKINSVILLE, KY

DIRECTIONS: FROM TOMPKINSVILLE - Take Hwy. 100/63 (Gamaliel Road), in approximately 1.3 miles take a slight right onto KY 1366 (County House Road). In 5.2 miles turn right onto Gene Turner Road. **SIGNS WILL BE POSTED.**



TRACT 1



TRACT 2



TRACT 3



TRACT 4

REAL ESTATE: 217.73 acres selling in the following tracts.

PLAT ON BACK!



TRACT 1: 55.63 acres featuring crop ground and timberland.

TRACT 2: 44 acres of crop and timberland.

TRACT 3: 20.54 acres of crop and timberland.

TRACT 4: 95.60 acres of crop and timberland.

TRACT 5: 1.96 acre building tract with frontage from Hwy. 1366 and Gene Turner Road.

TIMBER: Timber will be selling after tracts sell and will be sold according to Tract Sales. Timber will be sold as a clean cut and will have 12 months to cut and remove. All state and federal guidelines and Mills Timber Contract will be followed. This timber features white oak, poplar, pine, maple, other species, and a lot of veneer timber. A cruise has been completed. You may call Joe Murphy at 270-427-8364 for a copy.

TERMS: Real Estate - 10% down with remainder due on or before 30 days. Real Estate selling as is, where is, both surface and subsurface and by new survey. Timber if bought separate, will be cash or good check day of sale. If timber is bought with tract, it will be 10% down day of sale.

ATTENTION: There will be a 6% Buyer's Premium on real estate and timber to determine final contract price.



TRACT 5



AGENT'S NOTES:

Ladies and gentlemen, this is a nice farm!!! If you're in the market for a good farm with good fertile ground then here it is! As far as the timber goes, you just have to see it for yourself to appreciate it. Mark your calendars for Saturday, December 4th, at 10:00 a.m. for this outstanding auction.

ANNOUNCEMENTS MADE DAY OF SALE TAKE PRECEDENCE OVER ALL PREVIOUS ADVERTISEMENTS.

MILLS REAL ESTATE & AUCTION CO., AND JOE MURPHY REALTY & AUCTION TEAM AND ALL OF THEIR EMPLOYEES AND SELLERS ARE NOT RESPONSIBLE FOR ANY ACCIDENTS.



**JOE MURPHY TEAM
270-457-4776**

JOE MURPHY - JEFF GERALDS - JESSE MUSE

203 FOUNTAIN RUN ROAD • GAMALIEL, KY 42140

TN FIRM #4399

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