

**SATURDAY
JANUARY
30TH 2021**

10:00AM

2 FARMS ~ 1299.77+/- ACRES

ABSOLUTE AUCTION

WARREN CO. FARMLAND~RIVER BOTTOM CROPLAND

AUCTION LOCATION: KOOSTRA ROAD - BOWLING GREEN

FARM #1: KOOSTRA RD- BOWLING GREEN, KY * 794.4+/- ACRES * 2 TRACTS * 5 MILES OF RIVER FRONTAGE * GRAIN STORAGE * FENCED * IRRIGATED RIVER BOTTOMS * 10 MINUTES TO DOWNTOWN BOWLING GREEN

FARM #2: JENKINS RD - BOWLING GREEN, KY * 498.37+/- ACRES * 1 TRACT * RIVER BOTTOM LAND * PRIME HUNTING GROUND * TIMBER * BOAT LAUNCH



Russell Mills - Auctioneer / Sandy Mills - Broker

VISIT OUR WEBSITE FOR MORE INFO

WWW.RSMILLSAUCTIONS.COM

“THE KOOSTRA FARM”

FARM #1 KOOSTRA ROAD - BOWLING GREEN, KY

TRACT 1: 468.65+/- ACRES

**HIGH YEILDING RIVER BOTTOM LAND - IRRIGATED
BOTTOMS - FENCED - 3+/- MILES OF RIVER FRONTAGE**

TRACT 2: 325.75+/- ACRES

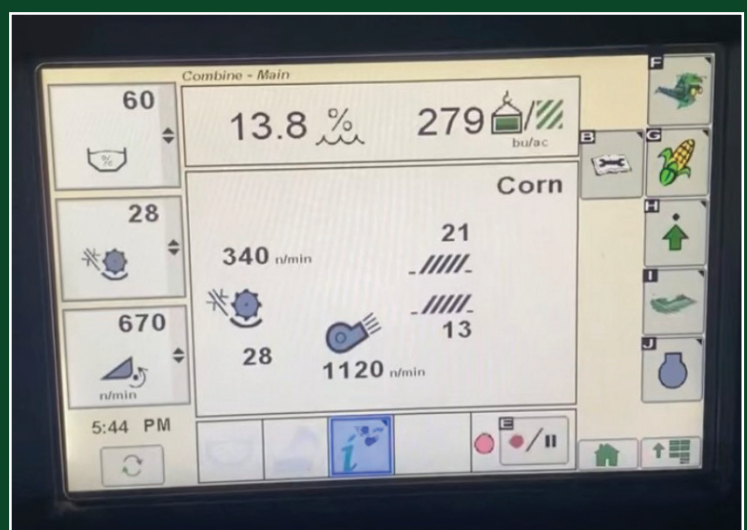
**HIGH YEILDING RIVER BOTTOM LAND - CROP LAND - PASTURE
LAND - FENCED - GRAIN STORAGE - 2 MILES RIVER FRONTAGE**





**794.4+/-
ACRES
FOR FARM #1**

**2020 CORN CROP AVERAGED OVER 210 BUSHEL PER ACRE
2020 SOYBEAN CROP AVERAGED OVER 90 BUSHEL PER ACRE
4 MILES OF BARREN RIVER FRONTAGE**



“THE JENKINS FARM”

FARM #2 JENKINS ROAD - BOWLING GREEN, KY

SELLING IN ONE TRACT

498.37+/- ACRES - ACCESS FROM 2 LOCATIONS ON JENKINS RD

80+/- ACRES OF PRIME RIVER BOTTOM CROP LAND

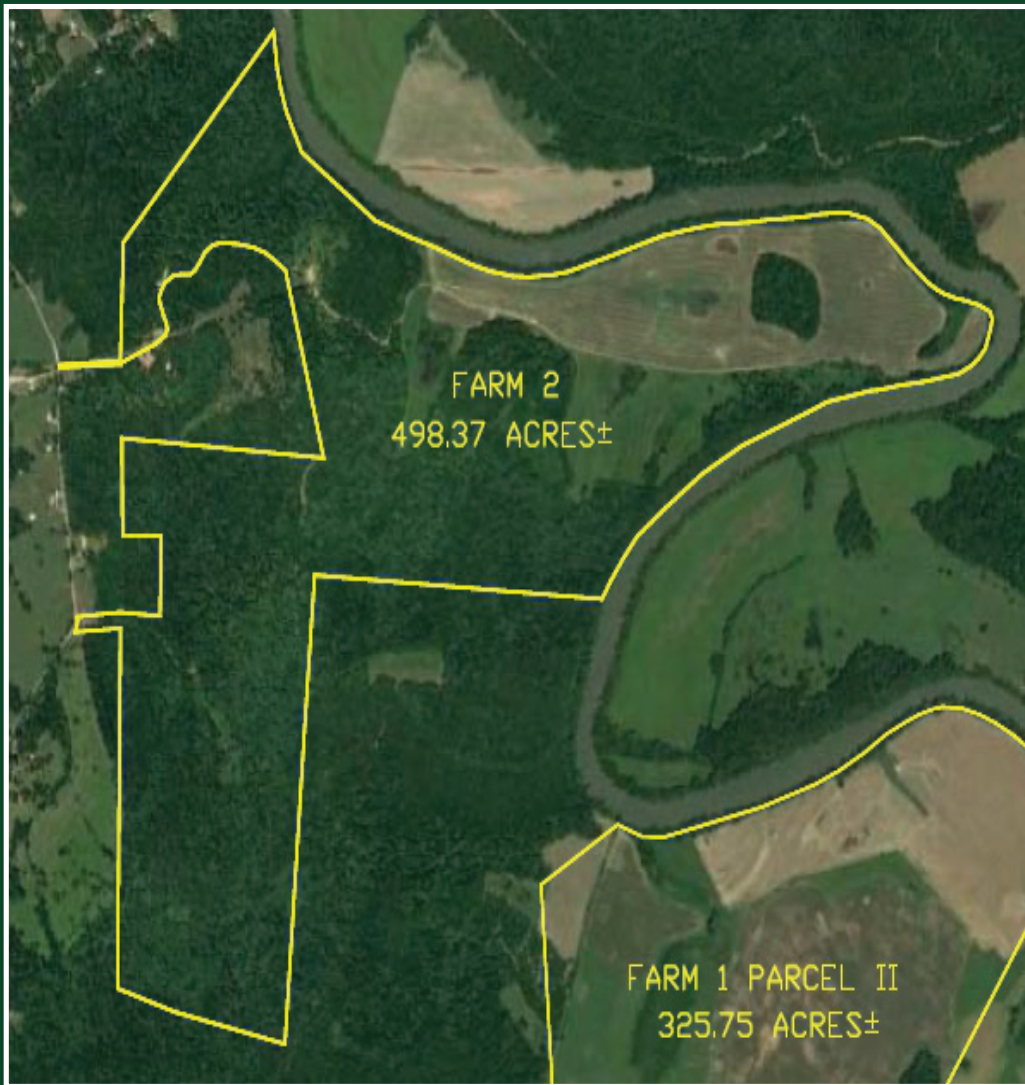
30/40 +/- ACRES OF PASTURE LAND

350+/- ACRES OF TIMBER

2 MILES OF BARREN RIVER FRONTAGE

OUTSTANDING HUNTING GROUND





2020 HUNTING SEASON



**THE TIMBER WILL BE SOLD
SEPARATELY AND OFFERED
REGROUPED WITH THE LAND.
ESTIMATED TIMBER CRUISE
WAS 500,000 FT OF MIXED
HARDWOOD.**

KOOSTRA ROAD FARM



JENKINS ROAD FARM



ONSITE AUCTION LOCATION:
KOOSTRA ROAD - BOWLING GREEN, KY
ONLINE BIDDING AVAILABLE @
RSMILLSAUCTIONS.COM

TERMS & CONDITIONS: All Bidders Must Register With Photo I.D. REAL ESTATE-15% Non-Refundable Deposit Down Day Of Auction. Balance Due On Or Before 45 Days. 10% BUYERS PREMIUM ON REAL ESTATE. Possession w/Deed.2021 Taxes Prorated At Closing. All Real Estate Sold AS IS WHERE IS With No Warranty Expressed Or Implied. All Announcements Made Day Of Auction Take Precedence Over All Advertisements. Sellers Nor Agent Responsible For Accidents.



I remember coming with my dad when he purchased this land over 10 years ago. He helped me get started farming it before his passing in 2011 and it will always hold a special place in my heart. Since 2011 my husband, Nick, and I have given these farms a lot of tender loving care and in many ways hate to see them be sold. However, we welcomed our first child, Axel, in April 2020 and he has forever changed our lives for the better! Traveling over an hour and a half to farm here in Bowling Green has become more and more of a challenge and that is why we have decided that it's time for someone else to take over caring for this land. Thanks for looking and good luck bidding!

April, Nick, and Axel Patterson