

272.7 ACRES (10 TRACTS) • LARGE TIMBER • ACRES & ACRES OF OPEN FARM-LAND • 3 BEDROOM 1 BATH HOME W/ BASEMENT
BARN • BRANCH • NEW FENCE • NEAR TOMPKINSVILLE • ADDITIONAL BRICK HOME & LOT IN TOMPKINSVILLE

**BIG
TIMBER!**

ABSOLUTE
Auction



**AUCTIONS
THAT'S WHAT
WE DO!!!!**

SATURDAY, FEBRUARY 27 • 10:00 A.M. (CST)

SELLING FOR: MONROE CIRCUIT COURT CIVIL ACTION NO. 07-CI-00212 ORDER FOR SALE OF REAL PROPERTY AND ORDER FOR AMENDING ORDER FOR SALE AS FILED IN THE OFFICE OF THE MONROE CIRCUIT CLERK.



SALE LOCATION: MONROE COUNTY COURT HOUSE, TOMPKINSVILLE, KY.

PROPERTY LOCATIONS: 272 ACRES & HOME – 3 MILES SOUTH OF TOMPKINSVILLE, KY. ON HWY 163 AND HAMMER CEMETERY RD. (TRACT 10 HENSON RD.). IN TOWN HOUSE & LOT: 412 NORTH MAIN ST., TOMPKINSVILLE, KY. AUCTION BANNERS WILL BE POSTED.

**OUTSTANDING
FARM-LAND!**

**NICE MODERN
HOMES!**



REAL ESTATE: LOCATION 1 - 272.20 ACRES (NEW SURVEY) OFFERED IN 10 TRACTS. TRACT 1- IMPROVED BY A MODERN BED-FORD STONE HOME WITH 3 BEDROOMS AND 2 BATHS. THIS HOME IS SITUATED IN A NICE SHADED SETTING WITH WALK-OUT BASEMENT, ATTACHED CARPORT, AND BLACK TOP DRIVE. THIS TRACT HAS FRONTAGE ON HWY 163 AND HAMMER CEMETERY RD. TRACTS 2-9 - THESE TRACTS OFFER AN ABUNDANCE OF OPEN FARMLAND (LEVEL FIELDS & GENTLY ROLLING GRASS-LAND), WITH THE BALANCE IN TIMBER-LAND. FRONTAGE ON HAMMER CEMETERY RD., 4 BARN, MILES OF NEW FENCE, SEVERAL ATTRACTIVE BUILDING SITES. TRACT 10 - ALL TIMBERLAND, BRANCH, AND FRONTAGE ON HENSON RD. LOCATION 2 – IN TOMPKINSVILLE – 412 NORTH MAIN ST. – BRICK HOME WITH 3 BEDROOMS, 1 ½ BATHS, AND WALK-OUT BASEMENT. CORNER LOT WITH FRONTAGE ON HWY 163 AND KENTUCKY ST. HOMES WERE BUILT PRIOR TO 1978 AND MAY CONTAIN LEAD-BASED PAINT. PROSPECTIVE PURCHASERS HAVE 10 DAYS PRIOR TO SALE TO INSPECT AND MUST SIGN INSPECTION WAIVER DATE OF SALE.

TIMBER: LOCATION 1 – TIMBER ON TRACTS 2,3,4,5,6,7,8,9,10 OFFERED SEPARATE - TIMBER SOLD WITH STANDARD KENTUCKY TIMBER CONTRACT WITH NORMAL STANDARD KENTUCKY LOGGING RIGHTS AND RESPONSIBILITIES. 18 MONTH REMOVAL RIGHT, DOWN TO 12" CUT AT STUMP. CEDAR CLEAR CUT.

TERMS: REAL ESTATE—15% DEPOSIT (NON-REFUNDABLE) DAY OF AUCTION, BALANCE DUE WITH DEED ON OR BEFORE MARCH 27, 2010. POSSESSION ON OR BEFORE 30 DAYS FROM CLOSING DATE. BUYERS TO PAY THE 2010 PROPERTY TAXES. TIMBER—15% DEPOSIT (NON-REFUNDABLE) DAY OF AUCTION BALANCE WITH TIMBER CONTRACT BY MARCH 27, 2010. NO BUYERS PREMIUM.

THE AUCTION SPECIALISTS!



JEREMY WRIGHT
BROKER/AUCTIONEER
459-0422



RYAN BRYANT
SALES ASSOC.
406-3610



COL. JOE BRYANT
PRINCIPAL BROKER/AUCTIONEER
406-7006

JO BRYANT, SALES ASSOC. • 459-0757
JEFF CYPHERS, AUCTIONEER • 459-1193



AERIAL VIEW ON BACK

AUCTIONEER'S COMMENTS: THIS AUCTION OFFERS AN OUTSTANDING FARM, SEVERAL ACRES OF GOOD TIMBER AND 2 NICE HOMES. BE SURE TO LOOK THEM OVER, THEN BE THERE FOR THIS ABSOLUTE AUCTION SATURDAY FEBRUARY 27TH AT 10:00 A.M. WHERE YOU THE BIDDER WILL SET THE PRICE. SEE YOU THERE, Col. Joe, Ryan & Jeremy

VISIT OUR WEBSITE TO VIEW MORE PICTURES!!!!!!

Visit us on the web at www.bryantrealtyandauction.com

**BRYANT
REALTY & AUCTION CO.**

JOE BRYANT, Broker & Auctioneer
270-864-2209 Office • 866-864-2209 Toll Free
P.O. BOX 130, 207 NORTH MAIN STREET, BURKESVILLE, KY 42717

"For the most dough see Col. Joe!"

ALL PROPERTIES ARE SOLD IN AN "AS IS AND WHERE IS" CONDITION. BUYERS ARE RESPONSIBLE TO INSPECT THE PROPERTIES PRIOR TO THE SALE. NEITHER THE AUCTION FIRM, BROKER NOR SELLER WARRANT OR GUARANTEE THIS PROPERTY BEING SOLD WHATSOEVER. ALL SALES ARE FINAL. ALL INFORMATION PROVIDED BY THE AUCTION FIRM IS DEEMED RELIABLE BUT IS NOT GUARANTEED. ANNOUNCEMENTS DAY OF AUCTION FROM THE AUCTION BLOCK TAKE PRECEDENCE OVER PRINTED, OR OTHER MEDIA, OR MATERIALS DISTRIBUTED.