

CROPLAND

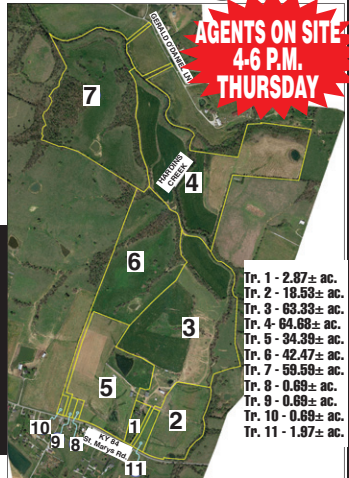
JUST 3 MILES FROM LEBANON

LOCATION

ABSOLUTE AUCTION THE LATE FRANK (CAT) & BETTY PETERSON

289.7± ACRES IN 11 TRACTS

LOCATED: 3160 ST. MARY ROAD, LEBANON, KY



- Tr. 1 - 2.87± ac.
- Tr. 2 - 18.53± ac.
- Tr. 3 - 63.33± ac.
- Tr. 4 - 64.68± ac.
- Tr. 5 - 34.39± ac.
- Tr. 6 - 42.47± ac.
- Tr. 7 - 59.59± ac.
- Tr. 8 - 0.69± ac.
- Tr. 9 - 0.69± ac.
- Tr. 10 - 0.69± ac.
- Tr. 11 - 1.97± ac.

SATURDAY, OCT. 20 10:30 A.M.



TRACT #1 - 2.87± ACRES house tract with shed, 2 garages & blacktop drive. 2-story brick home with 4 bedrooms, 2 1/2 baths, large den, open kitchen/dining area, living room, utility room, guest 1/2 bath, master suite w/full bath and walk-in closet, front porch and large patio. Second floor has 3 bedrooms & full bath. The full basement is 1/2 finished with den having bar and recreation area. Extras are blacktop drive, granite countertops and **LOCATION - LOCATION - LOCATION.**

TRACT #2 - 18.52± ACRES of cropland ideal for home sites or subdivision development.

TRACT #3 - 63.33± ACRES of mostly cropland with stock barn, silo, feed way and other buildings. This tract is well improved with owned entrance from St. Mary Road.

TRACT #4 - 64.68± ACRES of cropland being mostly Hardin's Creek bottom land. High productive tract with owned exclusive entrance from Gerald O'Daniel Road.

TRACT #5 - 34.39± ACRES of cropland with 2 lakes, tobacco barn & hoop barn. Ideal future development.

TRACT #6 - 42.27± ACRES with 50' owned entrance from St. Mary Road. Ideal agricultural tract with pond.

TRACT #7 - 59.59± ACRES of outstanding hay and pasture land with some bottom land. Tract has owned exclusive entrance from Gerald O'Daniel Road.

TRACTS #8, #9, & #10 are .69± ACRE each. Outstanding building lots with 100' frontage on St. Mary Road. Preliminary site evaluations have been complete for septic systems. Direct access to county water.

TRACT #11 - 1.97± ACRES with 170' frontage on St. Mary Road. One of a kind building tract with outstanding views.

SOIL TYPES

63.6 acres of Nolin Silt Loam, 4.3 acres of Newark, 13.5 acres of Greenbrier B Slope, 21.4 acres of Sandview - Lowell B Slope, 92.8 acres of Lowell Silt Loam C Slope, 3.9 acres of Sandview, and 86.5 acres of Faywood.

FARM EQUIPMENT/INVENTORY:

Ferris zero turn mower, 52" cut 27 HP commercial grade Briggs/Stratton - 180 hours, 2006 Kubota 4-wheel drive tractor - M9000 - 2007 hours - engine rates 92 HP, PTO 80, 2006 front end loader bushhog - M446, 1970 Farmall 200 tractor, tricycle with plows, Gas tank, Diesel tank, Drag Tobacco setter, Utility 3point hitch hauler, Pull-type sprayer 2-wheel large tank, 1 roll 11 gauge fence roll Bekaert 1047- 12 inch stave, 2 rolls 11 gauge fence 6 inch stave, Rolled barbed wire, John Deere model 400 grinder/mixer PTO driven ground level feed, John Deere square baler, Like-new metal fence posts - slight wear, Three-point hitch roll bale mover, 10 foot hydraulic disk, 8 foot drag disk, Three point hitch grader blade, Leroy land roller/aerator 8 foot, 16 foot hay elevator, For Most cattle chute, Hay Rake, 2 four foot fans, Belt driven motor, New Idea corn picker, Bushhog post hole digger - 3 point hitch - PTO, and a Small lot of mixed cut lumber, aluminum step ladder, extension ladder, hand tools, kitchen table with chairs, 3 parish hall type tables, chest deep freezer, and 2 wing back chairs.



ORDER OF SALE

- FIRST - 289.7± acres as a whole.
- SECOND - Tracts #1, #2, #3, #5, #6, #8, #9, #10, #11 grouped being 165.43± acres. All tracts fronting St. Mary Road.
- THIRD - Tracts #4 & #7 grouped being 124.27± acres. All tracts fronting Gerald O'Daniel Road.
- FOURTH - Tract #1 - 2.87± acres. The house tract.
- FIFTH - Tracts #2, #3, #4, #5, #6, #7 by the acres, pick & choose.
- SIXTH - Tracts #8, #9, #10 & #11 by the tract, pick & choose.
- SEVENTH - Farm equipment / inventory.

Home was built prior to 1978 and there is the possibility for the presence of lead base paint. This serves as buyer's 10-day notice prior to auction to do inspection.

NOTE: 10% buyer's premium will be added to all winning bids to determine final sales price.

ANNOUNCEMENTS DAY OF SALE SUPERSEDE PRIOR ANNOUNCEMENTS.

Principal Broker/Auctioneer:

Wm. M. (Monty) Parman 270-402-1176

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