IT'S SALE TIME...IT'S SALE TIME!! IT'S SALE TIME...IT'S SALE TIME!! IT'S SALE TIME...IT'S SALE TIME!!

2+ ACRE LAKE

MODERN BRICK HOME

ABSOLUTE AUCTION

MARK & SUE BROWN'S 110.5± ACRES IN 7 TRACTS

Acreage
#1 2.32± ac.
#2 18.85± ac.
#3 62.78± ac.
#4 12.63± ac.
#5 12.50± ac.
#6 .68± ac.
#7 .74± ac.

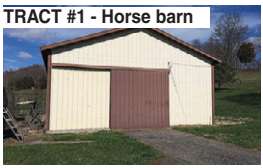
WITH MODERN HOME, M.F. 573 TRACTOR - 501 HRS., J.D. 6200 TRACTOR W/CAB (SUPER SHARP), PLUS OTHER EQUIPMENT

SATURDAY, MAY 11 - 10:30 A.M.

LOCATED: 5925 HIGHWAY 337, BRADFORDSVILLE, KY

TRACT #1

TRACT #1 Garage/Shop


TRACT #1 - Horse barn

TRACT #4

TRACT #4

TRACT #5

TRACT #2

The Brown's having first moved their business to Danville how now moved to Danville and have commissioned Team May & Parman to sell their outstanding farm at **ABSOLUTE AUCTION**.

TRACT #1 - 2.32± ACRES with modern home, garage/shop, metal barn & crib. Extras are blacktop drive and full finished basement. Home has large living room, eat-in kitchen, utility room, 1 1/2 baths, 3 bedrooms. New addition with extra large den - sunroom with fireplace. This level is mostly hardwood and tile. Full basement has second kitchen, living room and 2 rooms used as bedrooms. In addition home has spacious deck which also serves as a 2-car carport and front porch.
Tract is improved by large 2-car concrete block shop (covered in metal), metal horse barn with stalls and crib.

TRACT #2 - 18.85± ACRES with 2+acre lake with great building sites.

TRACT #3 - 62.78± ACRES ideal cattle grazing tract or home site. Has 2 ponds.

TRACT #4 - 12.63± ACRES with nice combo barn w/shed, silo & feedway, large lake and nice frontage on Hwy. 337.

TRACT #5 - 12.50± ACRES river tract w/nice bottom and upland. Improved by a crib and barn with log barn inside. Has spring that never freezes.

TRACT #6 & #7 - nice building lots on Hwy. 337 ranging from **.68 to .74± ACRE**.

TRACTORS -1994 John Deere 6200 diesel with cab - 66 hp at PTO - air, heat & dual remotes - new rubber - SUPER SHARP. 2008 Massey Ferguson 573 with 72 hp & 60 hp at PTO with loader - 501 hrs. - LIKE NEW.

MACHINERY - 15' M&W Batwing Bush Hog, Shaffer post driver, hay bale unroller, 7' wheel disc, plow, wood splitter, round bale wagon, 7' 3 pt. hitch tiller, 3 pt. hitch disc, 7' M&W disc mower, hay fork, 20' wagon with 8 ton running gear & many other items too numerous to mention.

ORDER OF SALE

FIRST - 110.5± Acres as a whole.
SECOND - Tract #1 (house tract).
THIRD - Tracts #2, #3, #4 & #5 by the acre, pick & choose tract or tracts you desire.
FOURTH - Tract #6 & #7 by the lot, pick & choose.
FIFTH - Machinery.

NOTE: 10% buyer's premium will be added to all winning bids to determine final sales price. 20% down day of sale, balance due in 30 days.

ANNOUNCEMENTS DAY OF SALE SUPERSEDE PRIOR ANNOUNCEMENTS.

Principal Broker/Auctioneer:
Wm. M. (Monty) Parman 270-402-1176

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