

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

CROPLAND

BUILDING
LOTS

HOUSE TRACT ABSOLUTE AUCTION

LAGOON FAMILY FARM, LLC

SATURDAY, JUNE 24TH, 2023-10:30 A.M.

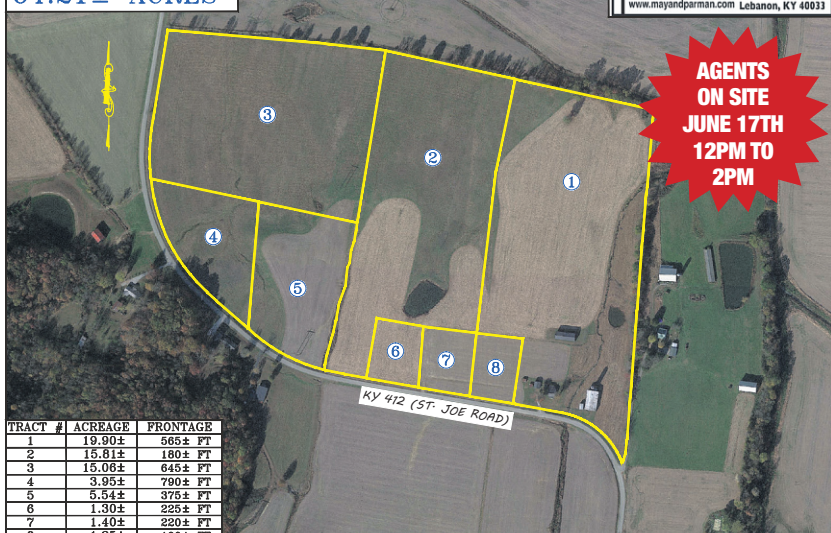
64.2 acres m/l in 8 tracts



64.21± ACRES



AGENTS
ON SITE
JUNE 17TH
12PM TO
2PM



TRACT #	ACREAGE	FRONTAGE
1	19.90±	565± FT
2	15.81±	180± FT
3	15.06±	645± FT
4	3.95±	790± FT
5	5.54±	375± FT
6	1.30±	225± FT
7	1.40±	220± FT
8	1.25±	190± FT

Located: 6996 St. Joe Road Campbellsville, Ky (Marion County) Near the St. Joe Community

Tract #1 - 19.90 acres m/l of Prime cropland being mostly Newark & Melvin soil types. Tract is improved by a nice 1 ½ story home, garage & 2 barns with large road frontage.

Tract #2 - 15.81 acres m/l of Prime cropland with frontage on St. Joe Rd. Tract has Newark, Melvin & Tilsit Berea soil types.

Tract #3 - 15.06 acres m/l of cropland with large road frontage being Newark & Melvin soil types.

Tract #4 - 3.95 acres m/l of cropland or home site with large road frontage being primarily Newark soil type.

Tract #5 - 5.54 acres m/l of Prime cropland primarily Newark soil type. Large road frontage & nice home sites.

Tracts #6,7 & 8 - Prime building lots ranging from 1.2 to 1.4 acres each, all with approximately 200ft of road frontage.



ORDER OF SALE

First - 64.2 acres m/l as a whole

Second - Tracts #1,2,3,4 & 5 by the acre pick and choose.

Third - Tracts #6,7 & 8 by lot pick and choose.

The home on Tract #1 was built before 1978 and there is the possibility of lead base paint. This serves as your 10 day notice prior to auction to do inspection.

NOTE: 10% buyers premium will be added to all winning bids. 20% down payment today, balance in 30 days. Announcements day of sale supersedes any prior announcements.

Principal Broker/Auctioneer Wm. Monty Parman 270-402-1176

TEAM MAY & PARMAN
IT'S SALE TIME!
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