REAL ESTATE - 3 TRACTS PERSONAL PROPERTY

ESTATEAUCTION

SATURDAY December 9th at 10:00AM 9464 HWY 330W Berry Ky 41003

<u>DIRECTIONS</u>: From Falmouth take Hwy 330W 9.5 miles to AUCTION site. From Cynthiana take Hwy 36W, turn right onto 330E 6.7 miles to AUCTION site.



TRACT 1: 19± acres with 5 bedroom, 1 bath home (rents for \$600 per month), 60x120 tobacco barn/metal shop with concrete floor, electric and water service, nice stocked lake, tract has 48.96± feet of Hwy 330 road frontage.





TRACT 2: 110± acres, with one pond. This tract has 358.61± feet of Hwy 330 road frontage. Excellent cattle farm with great hunting and multiple building sites.

TRACT 3: 72± acres with one pond. This tract has 132.73 ± feet of Hwy 330 road frontage. Excellent cattle farm with great hunting and multiple building sites.

SALE ORDER: Tract 1, Tract 2, Tract 3. No tracts will be combined! BRING YOUR RTV!!!

REAL ESTATE TERMS: 10% down non-refundable auction day, balance with deed on or before **Jan. 8, 2024** Any financing required by purchaser MUST be pre-arranged. No Exceptions. **NO BUYERS PREMIUM!** Any inspection for lead base paint or wood destroying organisms MUST be done prior to auction date.

PREVIEW: SUNDAY DECEMBER 3rd from 2:00-4:00PM

Sellers– Rudy Dunn Estate and John McCandless
The following PERSONAL PROPERTY will sell after Real Estate.



AUTOS: 2003 Chevrolet 2500 HD 4X4 91,120 mi.; 2003 Ford Cutaway with utility box 94,743 mi. **EQUIPMENT**: **John Deere 6110m 4X4 CHA w/620R loader 588 hrs**; Century 2045 4x4 337 hrs; 2021 John Deere Gator XUV 835M CHA 4x4 131 hrs; Bush hog 2815 batwing mower; 3pth Bush hog Squealer SQ 600 mower; 2020 Big Tex 20' 7K tandem axel car hauler; 3pth 110 ga. Ag Spray sprayer; Tarter cattle master head chute with alley & tub; 3pth scraper blade; 3pth carryall; 16 ft wagon; bale spear; Betterbuilt fuel tank w/handpump; Central pneumatic 30 gal air compressor; torch set; Countryline 25 gal sprayer; Excell 6hp pressure washer; Crafts-

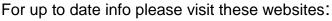


man 6 hp pressure washer; 33 ton 9hp white wood splitter; fuel oil tank; 150 gal. Alliance road tractor fuel tank; aluminum truck tool boxes; tarps; straps; booms; log chains; lawn and garden tools; tool boxes; misc. tools and many more items to numerous to mention.

No Buyers Premium!









switzerassoc.com & auctionzip.com

<u>TERMS</u>: CASH or CHECK with proper ID. <u>NO</u> Debit and Credit cards accepted. Agriculture Exemption numbers required for all farm tax exempt purchases. No exceptions. Announcements Auction Day take precedence over written material.

AUCTIONEER'S NOTE: Farm Equipment is in excellent condition, some like-new!!





Shawn Ritchey, CAI Principal Broker & Auctioneer

859-234-2911 — 859 588-0261 Greg Mulberry - Associate Auctioneer

111 S. Walnut Street Cynthiana KY 41031 PREVIEW: SUNDAY Dec. 3rd 2:00 – 4:00PM



