

REAL ESTATE - 3 TRACTS

PERSONAL PROPERTY

ESTATE AUCTION

SATURDAY December 9th at 10:00AM

9464 HWY 330W Berry Ky 41003

DIRECTIONS: 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; Craftsman 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!**

For up to date info please visit these websites:

switzerassoc.com & auctionzip.com

TERMS: CASH or CHECK with proper ID. NO 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!!



SWITZER & ASSOCIATES

Shawn Ritchey, CAI Principal Broker & Auctioneer

859-234-2911 — 859 588-0261

Greg Mulberry - Associate Auctioneer

111 S. Walnut Street
Cynthiana KY 41031



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