

HARNED AUCTIONEERS, LLC

NO LIMIT—NO RESERVE—EVERYTHING SELLS!

“LEONARD M. HOPKINS ESTATE”

OUTSTANDING LAND BUYING OPPORTUNITY

200.33 ACRES—5 TRACTS—200.33 ACRES

RANCH STYLE HOME—BARN—SHOP

FARM MACHINERY—PERSONAL PROPERTY

ABSOLUTE



AUCTION



SALE #1—THURSDAY, NOVEMBER 5 @ 5:37 PM

SALE #2—FRIDAY, NOVEMBER 13 @ 11:07 AM

PROPERTY LOCATION: Nelson County, KY — Cox's Creek Community—From KY 245- & US 31E Intersection in Bardstown—Take KY 245 West Approx. 6.6 miles to KY 523—Turn right onto KY 523 and go 2.9 miles to T. Hahn Rd—Turn right onto T. Hahn Road and go 0.4 miles to 445 T. Hahn Rd on the right—Turn right into the driveway and go approx. 0.5 miles to the end of the driveway at the property— **REASON FOR SALE:** In order to settle the Leonard M. Hopkins Estate, his executor Mr. Michael Hopkins has commissioned Harned Auctioneers, LLC to sell the following described property under the hammer! **SIGNS POSTED!**

AUCTION LOCATION: SALE #1 WILL BE HELD AT THE KNIGHTS OF COLUMBUS HALL, 111 NORTH FOURTH STREET, BARDSTOWN, KY 40004

SALE #1—THURSDAY, NOVEMBER 5 @ 5:37 PM—

REAL ESTATE: Selling one of the most private and productive farms ever to be sold over the auction block in central Kentucky. Improvements include a modern Bedford stone—vinyl sided ranch style home (consisting of a formal living room with fireplace, large country kitchen with spacious dining area, full bathroom, 3 large bedrooms—painted & papered walls, electric heat, hardwood and vinyl flooring throughout, full basement, 2 car attached garage, and a nice front porch). Other improvements include a large stock barn with some concrete flooring, a large tool shed with solid concrete flooring (2 sliding doors and walk-in-door), two small sheds, and a high percentage of perimeter fencing for cattle. Land contains 200.33 acres in all (new survey just completed by Charles Richard Meyer—Registered Land Surveyor) of which approximately 80 acres is cropland, approximately 116.754 acres in woodland, approx. 3.5 acres in farmstead areas including Access Roads, with balance in scattered pasture, natural drains and creek area. Cropland consists of top quality Pembroke and Beasley silt loam soils—ideal for cropping or harvesting top quality forage every year! Water is furnished by well, several springs, ponds, and creek. Farm will sell in 5 tracts ranging in size from approx. 21 acres to 62 acres each—see coming issues of this paper for complete details on tracts.

THE TRACTS: **Tract 1—** 26.86 acres— 466.64' road frontage— Access Road A (ARA) 3 bedroom ranch style home— 3 out buildings— approx. 20 acres in grass, balance in scattered woodland—county water—great farm tract. **Tract 2—** 62.193 acres 86.09' road frontage— on ARA approx. 13 acres in grass— balance in scattered woodland— Cane Run creek runs through the center of the property. **Tract 3—** 62.193 acres—79.72' road frontage — on ARA approx.— 10 acres in grass balance in scattered woodland— Cane Run creek runs through the property— beautiful farmstead area. **Tract 4—** 25.539 acres— 351.52' road frontage— on ARA— approx. 8 acres in grass, approx. 12 acres cropland, balance woodland— beautiful home site. **Tract 5—** 22.809 acres— 409.42' road frontage— on ARA— approx. 18 acres cropland— approx. 2 acres clear in grass— balance in farmstead and pond areas— stock barn w/ partial concrete flooring— toolshed w/ sliding doors and solid concrete flooring— large spring fed pond— beautiful farmstead area.

SALE #2—FRIDAY, NOVEMBER 13 @ 11:07 AM—

FARM MACHINERY: Ford 5000 DSL tractor (w/ loader— fork & materials bucket 70% rubber 3502 hours); Bushhog 297 mower like new) 3-pt hitch; NH #616 disc mower 3-pt hitch; IH hay rake new teeth and tires; Vermeer round baler; JD 3 bottom plow 3-pt hitch; Bushhog 9 shank chisel plow 3-pt hitch; 6ft lift disc 3-pt hitch; 10ft wheel disc (scalloped coulter front smooth

AUCTION LOCATION: SALE #2 WILL BE HELD AT THE FARM LOCATED AT 445 T. HAHN ROAD, COX'S CREEK, KY 40013

back); scalloped coulter drag disc; Howse bushhog 3-pt hitch; 5ft bushhog 3-pt hitch; Cub Cadet zero turn lawn mower commercial; Cub Cadet riding lawn mower; Dan user post driver 3-pt hitch; pasture harrow; wood splitter—hydraulic cylinder 3-pt hitch; Howse 3-pt hitch broadcast seeder; McCormic grain drill w/ grass seeder; Fred Cain sub soiler 3-pt hitch; Farm & Country 3-pt hitch grader blade; Ford 3-pt hitch grader box; lift cylinder excellent condition; Ford haystack 3 prong; metal racks; farm gates; tobacco sticks; posts; tiles; firewood; Kubota AT70s garden tiller; 10'X16' metal storage building portable gable roof (10' tall) - **SHOP TOOLS :** Lincoln AC 225 arc welder; Shumaker 80 amp arc welder; Magna Force 6 1/2 hp electric air compressor; Campbell hausfield pressure washer; chain hoist lift mounted on wheels; 20 ton press; 36 gal. vertical fuel tank w/ like new hand pump; 6' B & D double bench grinder; stack on tool box; electric grinding wheel; electric grinder w/ brushes; Tristar electric sander; paint gun; Craftsman 3.0 saw table; Craftsman miter saw; Makita electric saw; Makita electric sander; 2 skilsaws; Ram tool 46 piece puller set; vice; shop vac; shop creeper; yard poly utility wagon; Huske supreme lawn mower; hand fuel pump; 4 drawer file cabinet; Clarke 48' box and metal brake; Echo weed eater; Husquarvana trimmer; 3 chainsaws 3 floor jacks; many small tools and wrenches; several chain boomers; 2 log hooks; log tongue; fence stretcher; extension cord; garden tools; gas cans; shovels; rakes; many other items to numerous to mention— **PERSONAL PROPERTY** Whirlpool washer & dryer; Coronado upright deep freeze; portable bar w/ 2 bar stools; Frigidaire electric range; Frigidaire refrigerator; Imperial portable dishwasher; 4 piece living room suite including couch, love seat, chair, & stool; 3 piece bedroom suite; kitchen table w/ 5 chairs; single bed; double bed; recliner; 4 assorted chairs; 5 lamps; horse collar mirror w/ hames; bow front china cabinet; many other items to numerous to mention. **NOTE: PLEASE BRING A FRIEND—AUCTIONEERS MAY SELL FARM MACHINERY AND PERSONAL PROPERTY IN 2 AUCTION RINGS.**

AUCTIONEER'S NOTE: Mr. Farm Buyer—If you've been looking for a farm with privacy, a running creek, spring fed ponds, productive cropland and outstanding deer and turkey hunting—look no more—we've got it all in this 200 acre farm—be there where the final bidder sets the price! **TERMS: REAL ESTATE:** 20% down day of sale in the form of cash, cashier's check or personal check with current irrevocable bank letter of credit addressed to Harned Auctioneers, LLC —Balance on or before 30 days w/ delivery of deed. **FARM MACHINERY AND PERSONAL PROPERTY:** Cash, cashier's check or personal check with current irrevocable bank letter of credit addressed to Harned Auctioneers, LLC. A ten percent (10%) buyers premium will be added to all winning bids on real and chattel property to determine the final selling price. **TAXES:** Pro-rated to delivery of deed. **POSSESSION:** w/deed. **OWNER:** "Leonard M. Hopkins Estate" By: Michael Hopkins, Executor.

INSPECTIONS: TUESDAY, OCT. 27th FROM 4-6 P.M. & SUNDAY, NOV. 1st FROM 1-3 P.M.

PROSPECTIVE BIDDERS CAN INSPECT THE LAND AT ANY TIME

FOR COMPLETE DETAILS CALL BILLY FRANK HARNED 502-349-9707 OR 502-348-5035 WWW.BILLYFRANKHARNED.COM WWW.YOUTUBE.COM/BILLYFRANKHARNED

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