

ABSOLUTE AUCTION THURSDAY, OCT. 8 @ 6:07PM



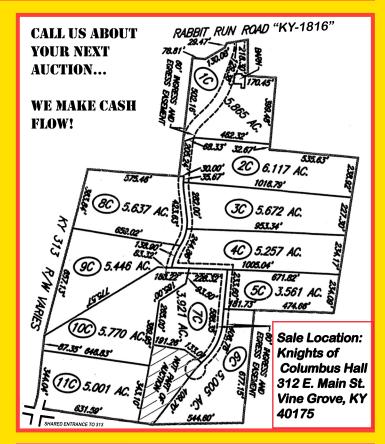
REASON FOR SALE: Due to other business interests, Marlene and Pat Thompson have commissioned Harned Auctioneers, LLC (selling in cooperation with Schuler-Bauer Real Estate) to sell the following described property under the hammer!

REAL ESTATE: Selling one of the most productive and outstanding farms ever to go over the auction block in Meade County history! Improvements include a combination barn, well, storage shed, and approximately 80% perimeter fencing. Land consists of 57.25 acres in all (new survey now underway) of which approximately 45 acres is cropland, approximately 8 acres in alfalfa, with balance in roadway easement, woods, and drainage areas. Cropland consists of top quality Crider and Baxter soils — ideal for cropping or harvesting top quality forage every year. Property has 1440' road frontage on KY 313, approximately 129' road frontage on KY 1816 with county water available. Real estate will sell in tracts ranging in size from 3.561 acres to 6.117 acres. All 11 lots are zoned R-1 Residential.

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) —additional 10% on or before 30 days w/delivery of deed—total of 30% down—balance financed by seller at 3 1/2% interest amortized 20 yrs., semi-annual payments with balloon payment due end of 7th year—**TAXES: Pro-rated to delivery of deed. POSSESSION:** w/deed. **TAXES:** Pro-rated to delivery of deed. **POSSESSION:** w/deed. **OWNERS:** Marlene and Pat Thompson.

INSPECTIONS: WED.SEPT. 30, 4–6 PM SUN. OCT. 4, 1–3 PM Auctioneers Will Be on Premises!





LOTS: Lot 1C—5.865 acres—129' road frontage on KY 1816 and also fronts Private Roadway Easement "PRE" called Tobacco Road-all in grass combination barn-well--shed—county water. Lot 2C—6.117 acres-approx. 260' road frontage on "PRE" ----top quality crop land—level to gently rolling—county water. Lot 3C—5.672 acres—approx. 280' road frontage on "PRE" — great cropland—gently rolling—county water. Lot 4C—5.257 acres-approx. 560' road frontage on "PRE" -gently rolling-county water-great w/adjoining Lot 5C. Lot 5C—3.561 acres—approx. 233' road frontage on "PRE" —top quality cropland-gently rolling-county water-goes well w/Lot 6A. Lot 6C—5.005 acres—approx. 450' road frontage on "PRE" —gently rolling—excellent cropland—some woodland in rear-county water. Lot 7C-3.921 acres-approx. 790' road frontage on "PRE" -cropland-gently rolling-county water. Lot 8C - 5.637 acres-approx. 410' road frontage on "PRE" -all in alfalfa-great farmstead, cropping or having parcel—363' road frontage on KY 313 (limited access fence) -county water. Lot 9C—5.446 acres—approx. 130' road frontage on "PRE" ----partially in alfalfa----all top quality hay or cropland—657' road frontage on KY 313 (limited access fence) -county water. Lot 10C-5.770 acres-approx. 100' road frontage on "PRE" -----outstanding cropland----"Top of the Hill" farmstead area—87.35' road frontage on KY 313 (limited access fence) -county water. Lot 11C-5.001 acres -approx. 344' road frontage on KY 313 (limited access fence) -w/shared entrance onto KY 313-approx. 4.5 acres top quality cropland-balance wooded-great "Top of the Hill" site!