



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



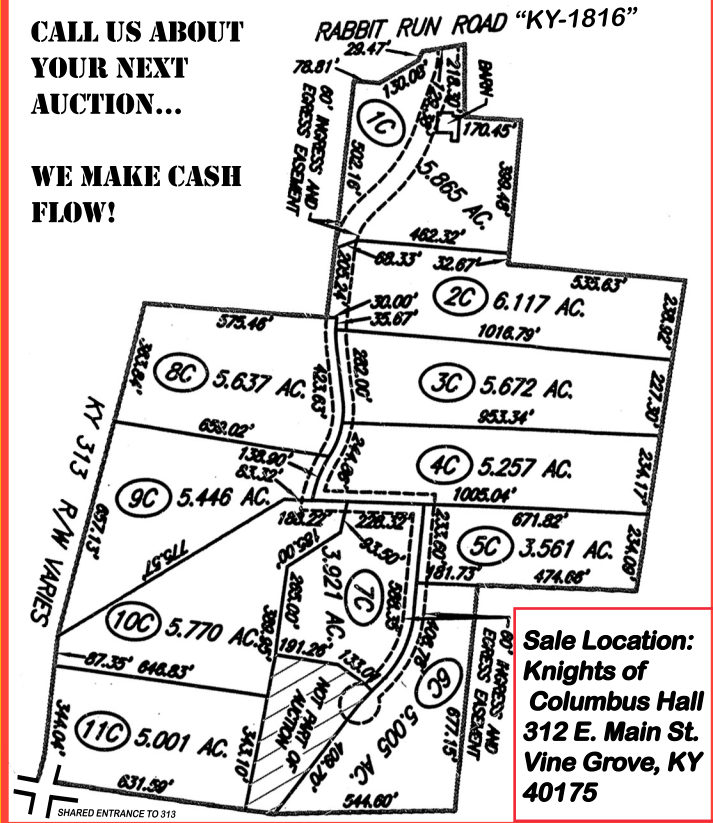
REASON FOR SALE: Due to other business interests, Marlene and Pat Thompson have commissioned Harned Auctioneers, LLC (selling in cooperation with Schuler-Bauer Real Estate) to sell the following described property under the hammer!

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.**

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YOUR NEXT
AUCTION...**

**WE MAKE CASH
FLOW!**



**INSPECTIONS:
WED. SEPT. 30, 4-6 PM
SUN. OCT. 4, 1-3 PM
AUCTIONEERS WILL BE ON PREMISES!**



**SELLING IN
COOPERATION WITH
SCHULER BAUER
REAL ESTATE
SERVICES-
GLEN GREEN,
REALTOR-
270-317-0270**



**HARNED
AUCTIONEERS, LLC**



#1503

Billy Frank Harned, Auctioneer
www.billyfrankharned.com
502-348-5025 or 502-349-9707

227 W. John Rowan Blvd. Bardstown, KY 40004
Auctioneers: Billy Frank Harned, L. Downs, J. Maupin, J. Downs, & C.J. Adams
Apprentice: Eli Harned

