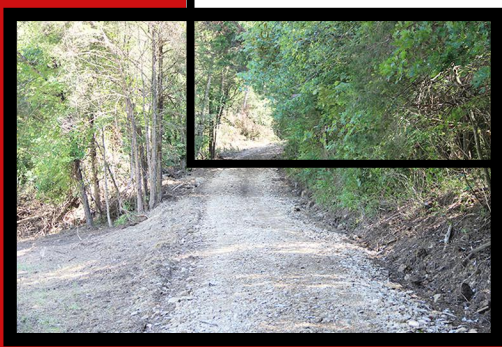




# SALE #1:



**BILLY FRANK HARNED:**  
**THE NAME THAT SELLS!**



**LOCATION:** Nelson County, KY—Culvertown Community—from Bardstown at US 31E & Bluegrass Parkway intersection—go South on US 31E approx. 4.8 miles to the property on the left (East side of US 31E).—**SIGNS POSTED!**

**REASON FOR SALE:** In order to settle the “Norma Lou Ballard Estate” her executors, Janet Ballard and Brenda Carol Cecil have commissioned Harned Auctioneers, LLC to sell the following described property under the hammer!

**REAL ESTATE:** Selling an outstanding 136.52 acre farm in one of Nelson County's most sought after agricultural and recreational areas! Improvements include some partial perimeter fencing along boundary lines. Land contains approximately 136.52 acres in all (new survey underway) of which approximately 44 acres is cropland, with balance in woodland, access roadways, and natural drainage areas. Cropland consists of top quality Pembroke, Huntington, Trappist, and Hagerstown silt loam soils—ideal for cropping and harvesting high quality forage every year. Farm has approximately 339’ road frontage on US 31E with county water, an access easement off Eddie Miles Road, and an abundance of wild game (including deer and turkey). The real property will sell in 5 tracts ranging in size from 20 acres to 33.477 acres.

**THE TRACTS:** **Tract 1**—33.189 acres—fronts Access Road Tract A—has approx. 20 acres cropland with balance in scattered woodland—great income tract and access easement road to Eddie Miles Road. **Tract 2**—22.776 acres—fronts Access Road Tract A and has access easement to Eddie Miles Road— top income producing tract—approx. 20 acres cropland—balance wooded. **Tract 3**—33.477 acres—fronts Access Road Tract A and has access easement to Eddie Miles Road—mostly wooded with some marketable timber—approx. 2 acres clear and in grass. **Tract 4**—21.982 acres—fronts Access Road Tract A—approx. 3 acres clear and in grass—balance woodland with some marketable timber. **Tract 5**—20.193 acres—fronts Access Road Tract A—approx. 0.5 acres clear and in grass—balance wooded plus spring water—great hunting tract. **OWNERS:** Norma Lou Ballard Estate—Janet Ballard and Brenda Carol Cecil—Co-Executors.