

Auction

SATURDAY, MAY 12, 2012 - 10:00 A.M.

**HAROLD BURRESS ESTATE
78 ± ACRE FARM - LAND & TIMBER
HOUSE & 1 1/2 ACRE LOT
SPECK RIDGE ROAD, ELKHORN - TAYLOR CO., KY**

DIRECTIONS: From Campbellsville At The Intersection Of The Water Tower By-pass And KY Hwy. 70, Follow KY Hwy. 70, 2.4 Miles Turn Right Onto KY Hwy. 76 And Follow 1.8 Miles, Turn Left Onto Speck Ridge Road (Hwy. 1752) And Follow 3.3 Miles To The House Tract And 4.6 Miles To The Farm.

NOTE: BOTH PROPERTIES SELL AT THE FARM SITE.



PROPERTY #1: *78.70 ACRES, M/L, SELLING IN 3 TRACTS WITH THE RIGHT RESERVED TO GROUP.

***LARGE BOUNDARY OF MARKETABLE TIMBER - 182,600 ± BOARD FEET**

***TIMBER OFFERED SEPARATE AND WITH THE FARM AS A WHOLE - *APPROXIMATELY 35.81 ACRES OF CROP LAND FARM AS A WHOLE:** Approximately 78.70 acres, more or less, (new survey underway) with approximately 1,200' of road

frontage on Speck Ridge Road and approximately 1,480' of frontage on Burress Hollow Road. Land lays level to rolling with crop land, pasture land and wood land. Most of the open land could be cropped. The ASCS Office shows the farm having approximately 35.81 acres of cropland. The timber consist of species common to this area. (SEE timber cruise below). **IMPROVEMENTS:** Consist of a small shed, and an old house in poor condition. This property is watered by 2 ponds, springs, branch, with public water available on Speck Ridge Road. Mr. Burress owned this farm for more than 35

years and this is the first time for it to be offered to the public. **TRACT #1:** 5.20 acres m/l. Nice building site with open land and wood land. **TRACT #2:** 20.00 acres m/l. Nice small farm tract with approximately 1/2 open land and 1/2 wood land. **TRACT #3:** 53.50 acres m/l. This tract has approximately 25 acres m/l of open / crop land and approximately 28 acres m/l of wood land. **TIMBER:** Large boundary of marketable timber. Timber sells separate as a whole off all 3 tracts and then will be offered with the farm as a whole. Selling is all marketable timber 12" and above at the stump (12" from the ground), with 12 months to remove. All Kentucky logging rules and regulations apply. Approximately 73% of the timber is 16" and up in diameter. The timber cruise completed by Arnzen Forestry Service (Tim Arnzen, ACF), and shows the following: Red Oak 66,100' (47,500' - 16" & up), White Oak 19,100' (14,700' - 16" & up), Chestnut Oak 27,400' (22,600' - 16" & up), Poplar 43,000' (33,100' - 16" & up), Hickory 15,200' (7,900' - 16" & up), Miscellaneous (White Ash, Sugar Maple, Beech & other) 11,800' (7,600' - 16" & up). We invite you to make your own personal cruise of the timber. **INSPECTION:** Land and timber can be viewed daily at your leisure. Auctioneers are available to show anytime by appointment - call 465-7051 or the auctioneers will be on the grounds Friday, May 4, from 4:00 p.m. to 5:00 p.m. Your inspection is invited and appreciated.



PROPERTY #2: HOUSE & 1.5 ACRES M/L: House and lot located on Speck Ridge Road. This is truly a fixer-upper. House is a 1 1/2 story weatherboard sided house and contains 2 bedrooms, living room, kitchen and bath with a large room upstairs. This property has no septic system in place and the house has been on fire. All on a 1.50± acre lot (new survey underway). **INSPECTION:** House can be viewed daily at your leisure. Auctioneers are available to show anytime by appointment - call 465-7051 or the auctioneers will be on the grounds Friday, May 4, from 4:00 p.m. to 5:00 p.m. Your inspection is invited and appreciated.

AUCTIONEERS NOTE: Be sure to look the Burress property over before auction day and come to the auction prepared to **Bid & Buy, Saturday, May 12th, at 10:00 A.M.** We'll see you there! *John and John Wayne Kessler*

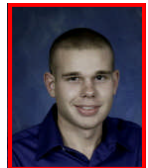
TERMS: REAL ESTATE: 10% of purchase price day of auction (a personal check with ID, cash, or cashier check), along with the signing of a Real Estate Sales and Purchase Contract and Lead Based Paint Waiver. The balance due with delivery of deed on or before June 12, 2012. **TIMBER:** 10% of purchase price day of auction (a personal check with ID, cash, or cashier check), along with the signing of a Purchase Contract. The balance due with delivery and signing of a recordable timber contract on or before May 25, 2012. **NOTE:** A 10% Buyers Premium will be added to all winning bids to determine the final sales and purchase price. ALL BUYERS WITHOUT ESTABLISHED CREDIT WITH KESSLER AUCTION & REALTY CO. MUST HAVE A BANK LETTER OF GUARANTEE ADDRESSED TO KESSLER AUCTION & REALTY CO. OR CERTIFIED FUNDS **NOTE:** Any announcement made by the auctioneer from the auction block on the day of sale will take precedence over any printed material or oral statement. In an auction sale, all property is sold As Is, Where Is with NO warranty expressed or implied by the sellers or auction company. The information in this ad is believed to be correct but is not guaranteed. It is the responsibility of each potential bidder to make their own inspections or investigations and to bid on their judgment of value. The real estate is available daily by appointment with the Auction Company prior to the auction to make or have made on your behalf any inspections you choose including lead based paint.

OWNERS: HAROLD BURRESS ESTATE, JIMMY BURRESS & JOHNNY BURRESS, CO-EXECUTORS - - ATTORNEY: RODGER COX.

FOR AUCTION INFORMATION CONTACT:

**JOHN KESSLER, REAL ESTATE BROKER & AUCTIONEER
JOHN WAYNE KESSLER, REAL ESTATE BROKER & AUCTIONEER
www.kesslerauction.com 270-465-7051**

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304 EAST BROADWAY, CAMPBELLVILLE, KY. - PHONE 270-465-7051

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