

186 ACRE ML FARM - HOME - BARN

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AUCTION

SATURDAY APRIL 28th 2018 10:00 A.M. CENTRAL

Sale Site Location: From the square in Albany, Ky take Hwy 127 South, and turn East on Hwy. 696 travel 2.9 miles, then turn South on Hwy. 415 travel 1.8 miles then turn South on Rolan Road. Watch for Auction Signs!

Selling for Mr. and Mrs. Jeff Smith



TRACT #1 Home and 0.71 ACRES ML
 This charming country farmhouse offers the peaceful sounds of Koger creek running at the edge of the front yard, large front porch, vintage staircase, high ceilings, kitchen and dining room, living room, bathroom, 2 bedrooms on first floor, 3 bedrooms upstairs.

Tract #2 185.3 Acres ML offers excellent cattle farm with two barns, creek and timberland with abundant wildlife.



REAL ESTATE TERMS: 15% Down Day of Sale. Balance to be delivered within 45 days.

All information herein was obtained from sources believed to be reliable; however, accuracy is not guaranteed. Prior to bidding, prospective purchasers are invited to inspect to their satisfaction any and all properties being offered in this auction. All properties selling "as is", "where is" both surface and subsurface. Property is sold subject to any right of ways or easements recorded or unrecorded. All announcements made day of sale take precedence over all prior advertising. Home was built before 1978 and may or may not contain lead based paint. Potential Buyers shall have 10 days prior to date of auction to inspect home. Buyer will be required to sign a lead based paint waiver form.

7% Buyers Premium will be added to the Winning Bid of Real Estate to Determine the Sales Price

NEAL REALTY AND AUCTION

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Donald R Neal, CAI, CES, GPPA Auctioneer
 Lyndon Parmley Sale Associate Auctioneer
 Mark Neal Sale Associate Auctioneer
 Geneva Neal, Broker
 Randy Claborn, Auctioneer
 Sarah Neal, Sales Associate

LICENSED IN KY AND TN
 TN AUCTION FIRM LIC. No. 2197
 TN INDIVIDUAL AUCTION LIC. No. 795

"FOR A REAL DEAL, SEE COL. NEAL"

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