

# ABSOLUTE AUCTION

**HWY 100 SCOTTSVILLE RD & HENRY CLAY SMITH RD - FRANKLIN, KY**

**MAR**

**SATURDAY**

**15<sup>TH</sup>**  
**10:00 AM**

## ROBERT BUTLER ESTATE

**THIS FARM CONTAINS 72.09 +/- ACRES IN TOTAL WITH FRONTAGE ON 2 ROADS. THIS IS A GREAT FARM IN A PRIME LOCATION WITH ENDLESS POSSIBILITIES. ONLY 4 MILES FROM I-65, EXIT 6.**



**TRACT 1:**  
**41.16 +/- ACRES, PRIME ROWCROP LAND, HOMESITES, 277 +/- FT OF FRONTAGE ON HWY 100 SCOTTSVILLE ROAD**

**TRACT 2:**  
**23.65 +/- ACRES, PRIME ROWCROP LAND, HOMESITES, 427 +/- FT OF FRONTAGE ON HWY 100 SCOTTSVILLE ROAD**

**TRACT 3:**  
**7.28 +/- ACRES, OUTSTANDING SMALL ACERAGE TRACT, HOMESITES, 378 +/- FRONTAGE ON HENRY CLAY SMITH ROAD**

**ALL BIDDERS MUST REGISTER WITH A PHOTO ID. REAL ESTATE- 15% NON REFUNDABLE DEPOSIT DUE DAY OF AUCTION. BALANCE DUE ON OR BEFORE 45 DAYS. 10% BUYERS PREMIUM ON REAL ESTATE. POSSESSION WITH DEED. 2025 TAXES PRORATED AT CLOSING. ALL HOMES BUILT BEFORE 1978 MAY CONTAIN LEAD BASE PAINT. PROSPECTIVE BUYERS ARE GIVEN 10 DAYS PRIOR TO AUCTION TO CONDUCT LEAD BASE PAINT TEST. BUYER WILL BE REQUIRED TO SIGN A WAIVER OF ALL POST SALE INSPECTIONS. ALL ITEMS SELLING AS-IS WHERE-IS WITH NO WARRANTY EXPRESSED OR IMPLIED. ALL ANNOUNCEMENTS MADE DAY OF AUCTION TAKE PRECEDENCE OVER ALL ADVERTISEMENTS. SELLERS NOR AGENT RESPONSIBLE FOR ACCIDENTS.**




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 615-668-2783 Firm #17059

**REFERRED BY: GENE CARMAN REAL ESTATE & AUCTIONS CO. MATTHEW CARMAN: 615-633-8717**

**FOR MORE INFO CALL AUCTIONEER: RUSSELL MILLS, 270-237-7625**



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