

AUCTION



TALLEY ROAD & WILL VANCE ROAD - GLASGOW, KY

258 +/- ACRES SELLING IN 20 TRACTS

PRIME ROW CROP, PASTURED LAND, NUMEROUS HOMESITES, WOODED ACREAGE TRACTS



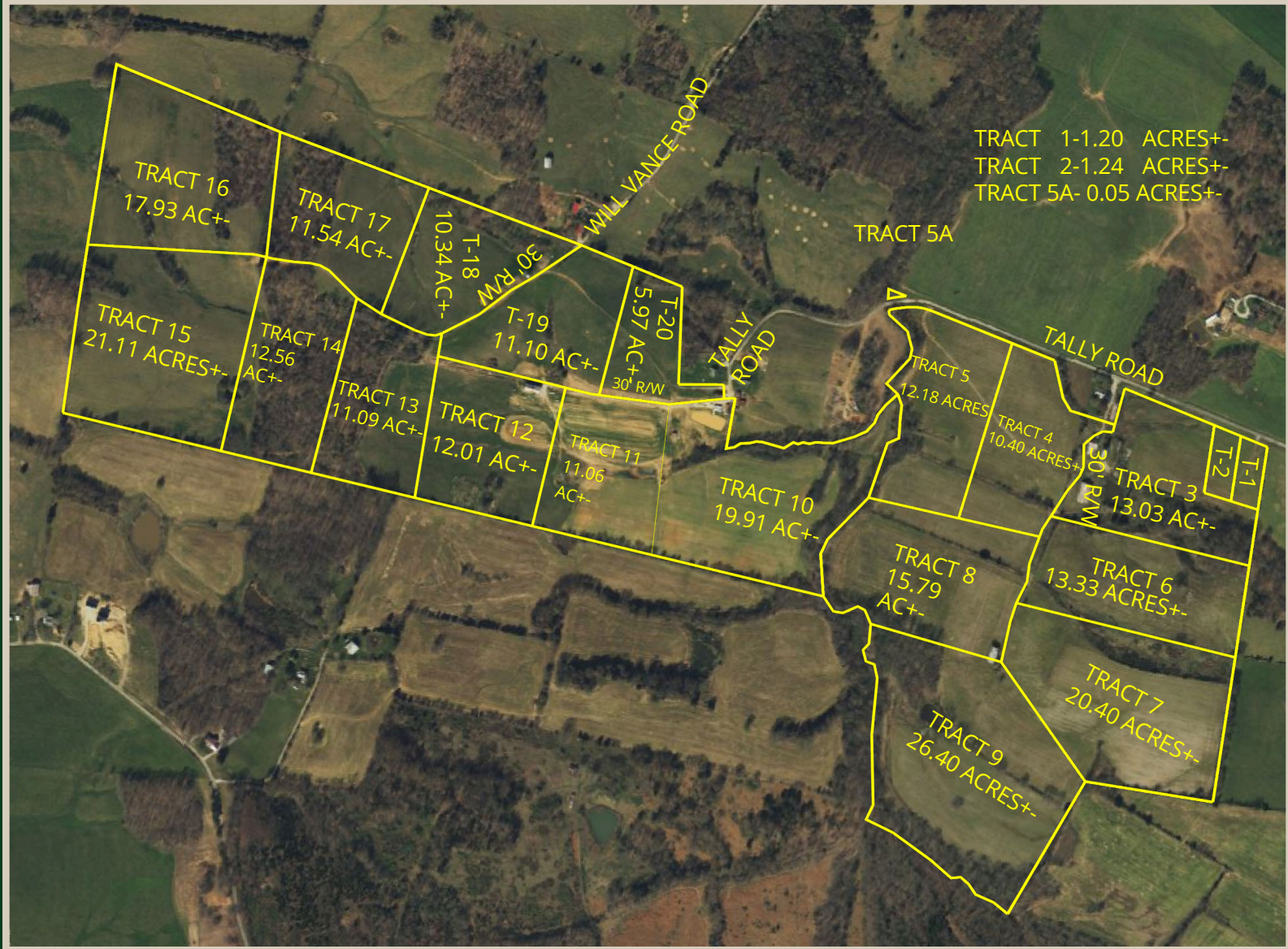
RUSSELL MILLS
-OWNER / AUCTIONEER-
270-237-7625



SANDY MILLS
-OWNER / BROKER-
270-618-9560



WWW.RSMILLSAUCTIONS.COM



TRACT 1-1.20 ACRES+
 TRACT 2-1.24 ACRES+
 TRACT 5A- 0.05 ACRES+

- TRACT 1: 1.20 +/- ACRES**
 BUILDING LOT - FRONTAGE ON TALLY ROAD
- TRACT 2: 1.24 +/- ACRES**
 BUILDING LOT - FRONTAGE ON TALLY ROAD
- TRACT 3: 13.03 +/- ACRES**
 PRIME ROWCROP LAND - FRONTAGE ON 30 FT GRAVEL ROAD OFF TALLY ROAD
- TRACT 4: 10.40 +/- ACRES**
 PRIME ROWCROP LAND - FRONTAGE ON TALLY ROAD
- TRACT 5: 12.18 +/- ACRES**
 PRIME ROWCROP LAND - FRONTAGE ON TALLY ROAD
- TRACT 5A: 0.05 +/- ACRES**
 FRONTAGE ON TALLY ROAD
- TRACT 6: 13.33 +/- ACRES**
 PRIME ROWCROP LAND - FRONTAGE ON 30 FT GRAVEL ROAD OFF TALLY ROAD
- TRACT 7: 20.40 +/- ACRES**
 PRIME ROWCROP LAND - FRONTAGE ON 30 FT GRAVEL ROAD OFF TALLY ROAD
- TRACT 8: 15.79 +/- ACRES**
 PRIME ROWCROP LAND - FRONTAGE ON 30 FT GRAVEL ROAD OFF TALLY ROAD
- TRACT 9: 26.40 +/- ACRES**
 PRIME ROWCROP LAND - FRONTAGE ON 30 FT GRAVEL ROAD OFF TALLY ROAD
- TRACT 10: 19.91 +/- ACRES**
 PRIME ROWCROP LAND - FRONTAGE ON TALLY ROAD

- TRACT 11: 11.06 +/- ACRES**
 PRIME ROWCROP LAND - FRONTAGE ON 30 FT GRAVEL ROAD OFF TALLY ROAD
- TRACT 12: 12.01 +/- ACRES**
 PRIME ROWCROP LAND - FRONTAGE ON 30 FT GRAVEL ROAD OFF TALLY ROAD
- TRACT 13: 11.09 +/- ACRES**
 PRIME ROWCROP LAND - FRONTAGE ON 30 FT GRAVEL ROAD OFF WILL VANCE ROAD
- TRACT 14: 12.56 +/- ACRES**
 PRIME ROWCROP LAND - FRONTAGE ON 30 FT GRAVEL ROAD OFF WILL VANCE ROAD
- TRACT 15: 21.11 +/- ACRES**
 PRIME ROWCROP LAND - FRONTAGE ON 30 FT GRAVEL ROAD OFF WILL VANCE ROAD
- TRACT 16: 17.93 +/- ACRES**
 OPEN PASTURE LAND - PARTIALLY WOODED - FRONTAGE ON 30FT GRAVEL ROAD OFF WILL VANCE ROAD
- TRACT 17: 11.54 +/- ACRES**
 OPEN PASTURE LAND - PARTIALLY WOODED - FRONTAGE ON 30FT GRAVEL ROAD OFF WILL VANCE ROAD
- TRACT 18: 10.34 +/- ACRES**
 OPEN PASTURE LAND - FRONTAGE ON WILL VANCE ROAD
- TRACT 19: 11.10 +/- ACRES**
 OPEN PASTURE LAND - FRONTAGE ON WILL VANCE ROAD
- TRACT 20: 5.97 +/- ACRES**
 OPEN PASTURE LAND - FRONTAGE ON TALLEY 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. 2026 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.