

ABSOLUTE AUCTION

JAN
SATURDAY
31
ST
10:00
AM

ROY CANN ROAD - HORSE CAVE, KY

55.10 +/- ACRES SELLING IN 5 TRACTS ROW CROP LAND - HOME SITES



TRACT : 1 - 13.75 +/- ACRES
TRACT : 2 - 16.80 +/- ACRES
TRACT : 3 - 6.58 +/- ACRES
TRACT : 4 - 4.76 +/- ACRES
TRACT : 5 - 13.21 +/- ACRES

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

SELLERS: JONES AND

JONES

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.



Russell Mills

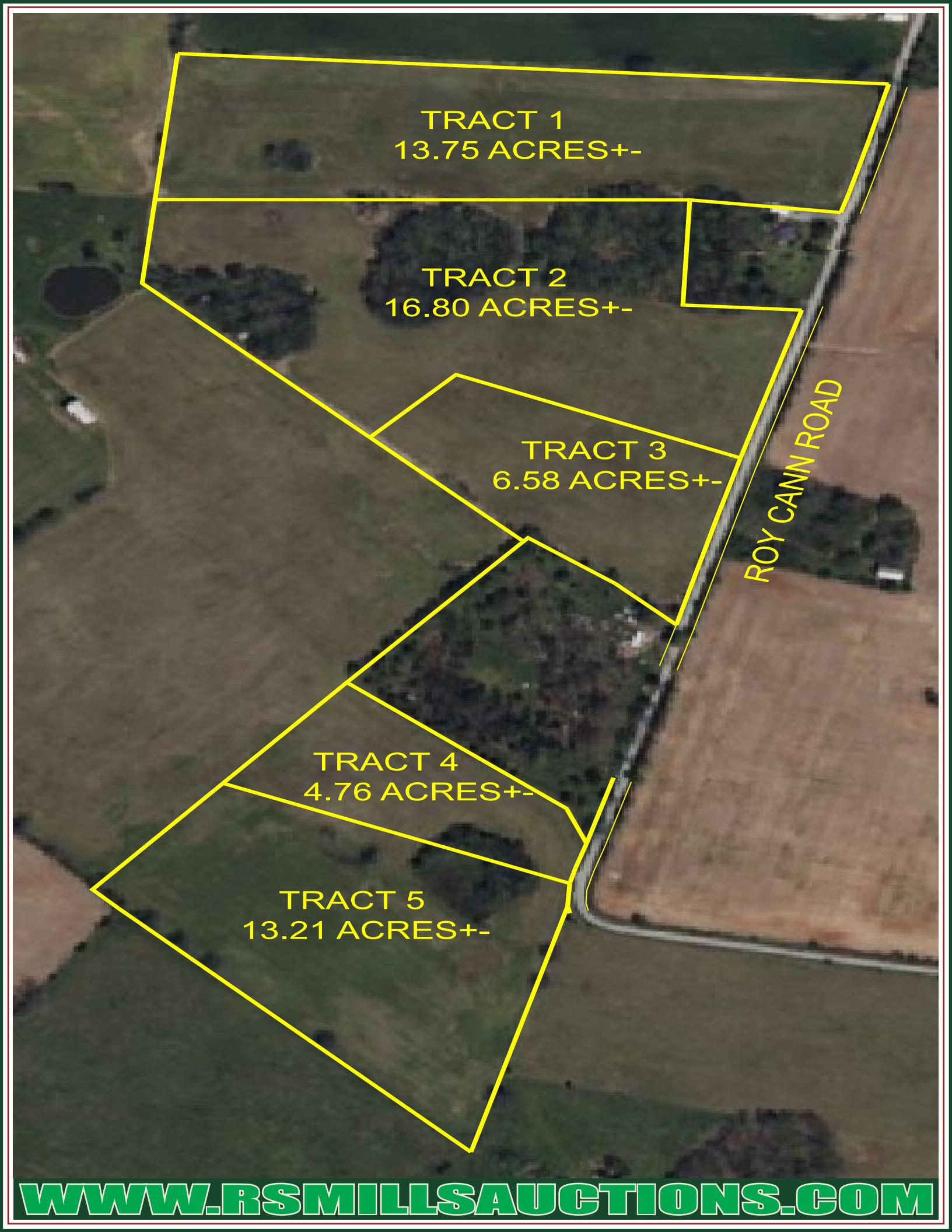
270-618-7800

Sandy Mills

Auctioneer 270-237-7625

Broker 270-618-9560

WWW.RSMILLSAUCTIONS.COM



TRACT 1
13.75 ACRES+-

TRACT 2
16.80 ACRES+-

TRACT 3
6.58 ACRES+-

TRACT 4
4.76 ACRES+-

TRACT 5
13.21 ACRES+-

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