

ONLINE ONLY ABSOLUTE AUCTION

566+/- Acres In Tracts • Creek Frontage

BIDDING ENDS THURSDAY • DECEMBER 4 • 10 AM



**Big Sulphur Rd./Pennington Rd.
Tompkinsville, KY 42617**



A sprawling 566 +/- acres offered in 4 tracts situated in a rural area of Tompkinsville, Ky. The property is primarily wooded but does offer some cleared bottomland that is established in grass and the rippling waters of Baxter Branch runs through the property. A recreational wonderland loaded with wildlife and improved with an older farmhouse and barn.

**Selling in
conjunction
with:**



**Russell Mills
Broker/Auctioneer**

eagleauctions.com



Nathan Groce • Agent/Auctioneer • (606) 688-1925
Lee J. Amonett • Broker/Auctioneer • (931) 252-1907

Terms: 10% Buyer's Premium. 15% Deposit at conclusion of sale, with balance due in 45 days. Seller Pays 2025 Taxes.

Possession with Deed. All Property selling "As Is, Where Is" both surface and subsurface with no warranties. Bidders should complete their own due diligence prior to the sale. Announcements & Updates Take Precedence Over All Other Advertising.