

AUCTION

2916 BRANDENBURG ROAD - LEITCHFIELD, KY
BUILDING TRACTS, FARM GROUND, AND DEVELOPMENT POTENTIAL

DEC
SATURDAY
6TH
10:00 AM



161 +/- ACRES - SELLING IN 14 TRACTS



THE RUSSELL WILLIS ESTATE

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.



FOR MORE INFORMATION CALL AUCTIONEER BLAKE OR BRENTON RYAN

270-766-7908 or 270-766-8926

Russell Mills Auctioneer 270-237-7625 / Sandy Mills Broker/Realtor 270-618-9560



HOUSE INFO: 2,311 +/- SQFT 3 BEDROOM, 1 BATH AND TWO CAR DETACHED GARAGE

WHETHER YOU'RE A FARMER LOOKING TO EXPAND, A BUILDER EXPLORING DEVELOPMENT POTENTIAL OR SOMEONE DREAMING OF YOUR OWN HOME PLACE, THIS IS YOUR OPPORTUNITY. WITH 161 +/- ACRES OFFERED IN 14 TRACTS, JUST MINUTES FROM WESTERN KENTUCKY PARKWAY AND INSIDE THE LEITCHFIELD CITY LIMITS, THIS FARM DELIVERS CONVENIENCE, PRIVACY AND EXCEPTIONAL POTENTIAL. PROPERTIES LIKE THIS RARELY COME TO AUCTION - FARMS OF THIS QUALITY AND LOCATION ONLY BECOME AVAILABLE A FEW TIMES IN A LIFETIME.

BID LIVE ON-SITE OR ONLINE - BUY ONE TRACT, MULTIPLE, OR THE ENTIRE FARM.

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TRACT 1 : 3.22 +/- ACRES HOUSE AND GARAGE (FRONTAGE ON HWY 259 AND PARTIALLY IN LEITCHFIELD CITY LIMITS)
TRACT 2 : 11.89 +/- ACRES AND BARN (FRONTAGE ON HWY 259 AND PARTIALLY IN LEITCHFIELD CITY LIMITS)
TRACT 3 : 44.30 +/- ACRES (FRONTAGE ON HWY 259 AND IN LEITCHFIELD CITY LIMITS)
TRACT 4 : 7.70 +/- ACRES (FRONTAGE ON RUSSELL WILLIS ROAD)
TRACT 5 : 6.30 +/- ACRES (FRONTAGE ON RUSSELL WILLIS ROAD)
TRACT 6 : 31.30 +/- ACRES (FRONTAGE ON 30' EASEMENT)

TRACT 7 : 16.90 +/- ACRES (FRONTAGE ON 30' EASEMENT)
TRACT 8 : 1.01 +/- ACRES (FRONTAGE ON RUSSELL WILLIS ROAD)
TRACT 9 : 0.99 +/- ACRES (FRONTAGE ON RUSSELL WILLIS ROAD)
TRACT 10 : 1.11 +/- ACRES (FRONTAGE ON RUSSELL WILLIS ROAD)
TRACT 11 : 1.34 +/- ACRES (FRONTAGE ON 30' EASEMENT)
TRACT 12 : 1.45 +/- ACRES (FRONTAGE ON 30' EASEMENT)
TRACT 13 : 5.26 +/- ACRES (FRONTAGE ON BLUE KNOB ROAD)
TRACT 14 : 27.72 +/- ACRES (FRONTAGE ON 30' EASEMENT)

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