

ONLINE ONLY AUCTION

0 VAN HIGGASON ROAD - GREENSBURG, KY

25 +/- ACRES SELLING IN 2 TRACTS



**MATURE
TIMBER**

**BIDDING
BEGINS:** **SUNDAY - NOV
2 ND @10:00 AM**

**TUESDAY - NOV
11 TH @5:30 PM** **BIDDING
WILL END:**

A RARE OPPORTUNITY TO OWN 25 +/- ACRES ON PRIME HUNTING LAND WITH RIVER FRONTAGE ON THE LITTLE BARREN RIVER! LARGE RUSTIC CABIN PERFECT FOR WEEKEND RETREATS OR HUNTING BASE CAMP WHETHER YOU'RE A HUNTER, ANGLER, INVESTOR, OR LOOKING FOR THE PERFECT WEEKEND RETREAT - THIS PROPERTY CHECKS ALL THE BOXES

PREVIEW:
**MONDAY - NOV
10 TH
@12 - 4 PM**

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. 8% BUYERS PREMIUM ON REAL ESTATE. POSSESSION WITH DEED. 2025 TAXES PRORATED AT CLOSING. 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.

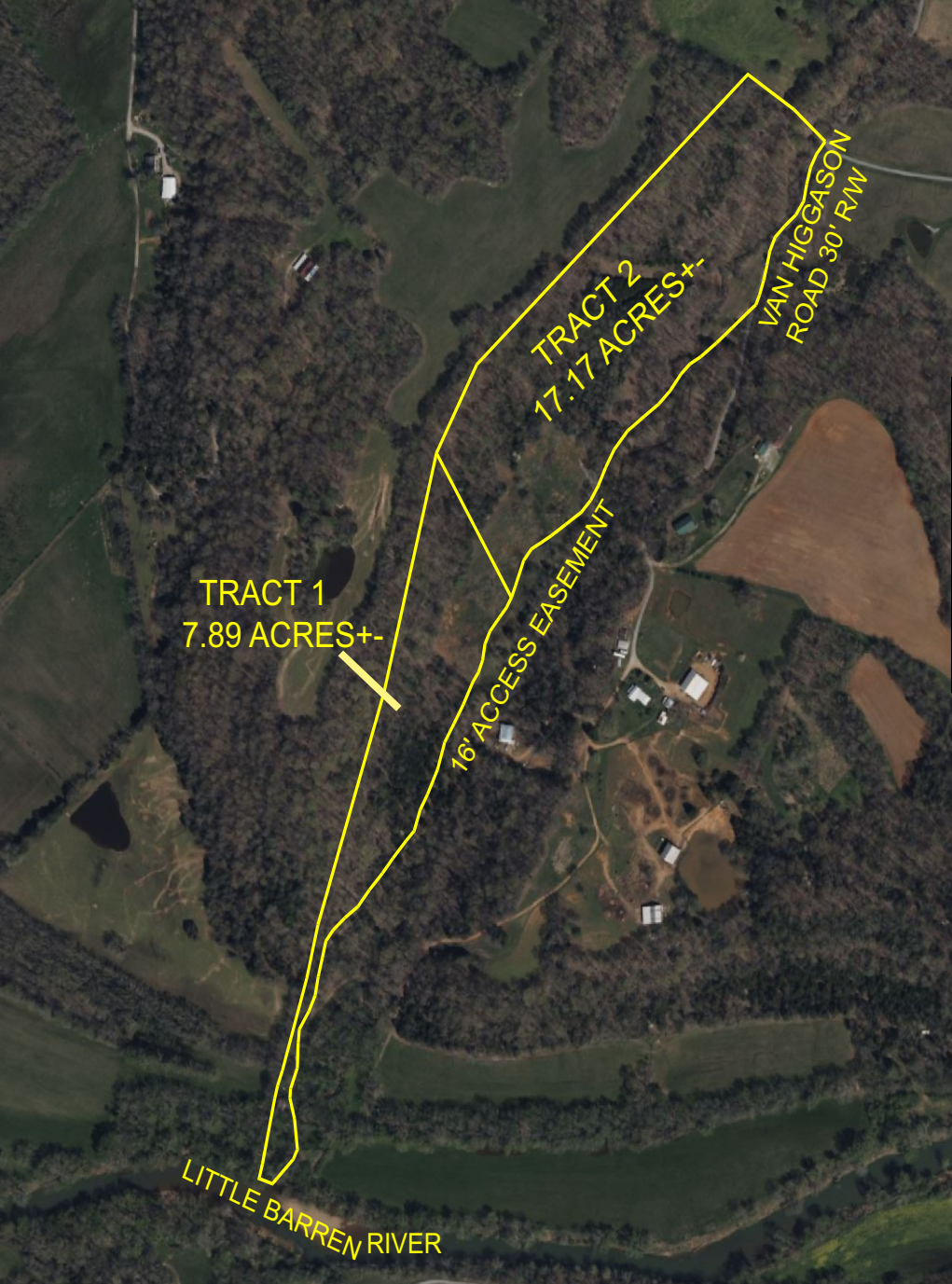


TWIN IT TO WIN IT
Blake and Brenton Ryan
270-766-7908 or 270-766-8926
REALTORS/AUCTIONEERS



FOR MORE INFORMATION CALL AUCTIONEER BLAKE OR BRENTON RYAN
270-766-7908 or 270-766-8926

WWW.RSMILLSAUCTIONS.COM



25 +/- ACRES OF MIXED WOODS AND OPEN GROUND- BOTH TRACTS HAVE 16 FOOT EASEMENT ACCESS ON THE LITTLE BARREN RIVER - GREAT FOR FISHING, KAYAKING AND WATER ACCESS - LARGE CABIN - EXCELLENT HABITAT FOR WHITE TAIL DEER, TURKEY, AND SMALL GAME - CLEARED TRAILS IDEAL FOR ATV RIDING AND EASY ACCESS - MULTIPLE SITES FOR FOOD PLOTS - QUIET, PRIVATE LOCATION WITH ENDLESS RECREATIONAL POTENTIAL

