

**39.27 ACRES SELLING IN ONE TRACT
CROP GROUND • TIMBERLAND • HUNTING GROUND
CLOSE TO THE CUMBERLAND RIVER**



ONLINE AUCTION ONLY

LOCATION: : 54 W JUDIO ROAD, TOMPKINSVILLE

BIDDING BEGINS:

THURSDAY

JAN. 29th @ 10AM

BIDDING WILL BEGIN TO CLOSE:

FEB

MONDAY

**9TH
2026
5:30 P.M.**

EXTENDED BIDDING:

This is a timed auction. If a bid is placed in the last two minutes the auction will automatically extend for an additional two minutes.

TERMS & CONDITIONS:

10% Down to be paid on Tuesday, February 10th at the Mills Real Estate Office at 203 Fountain Run Road, Gamaliel, KY. Real Estate selling as is where is both surface and subsurface .

**POSSESSION:
DAY OF CLOSING**

ATTENTION:

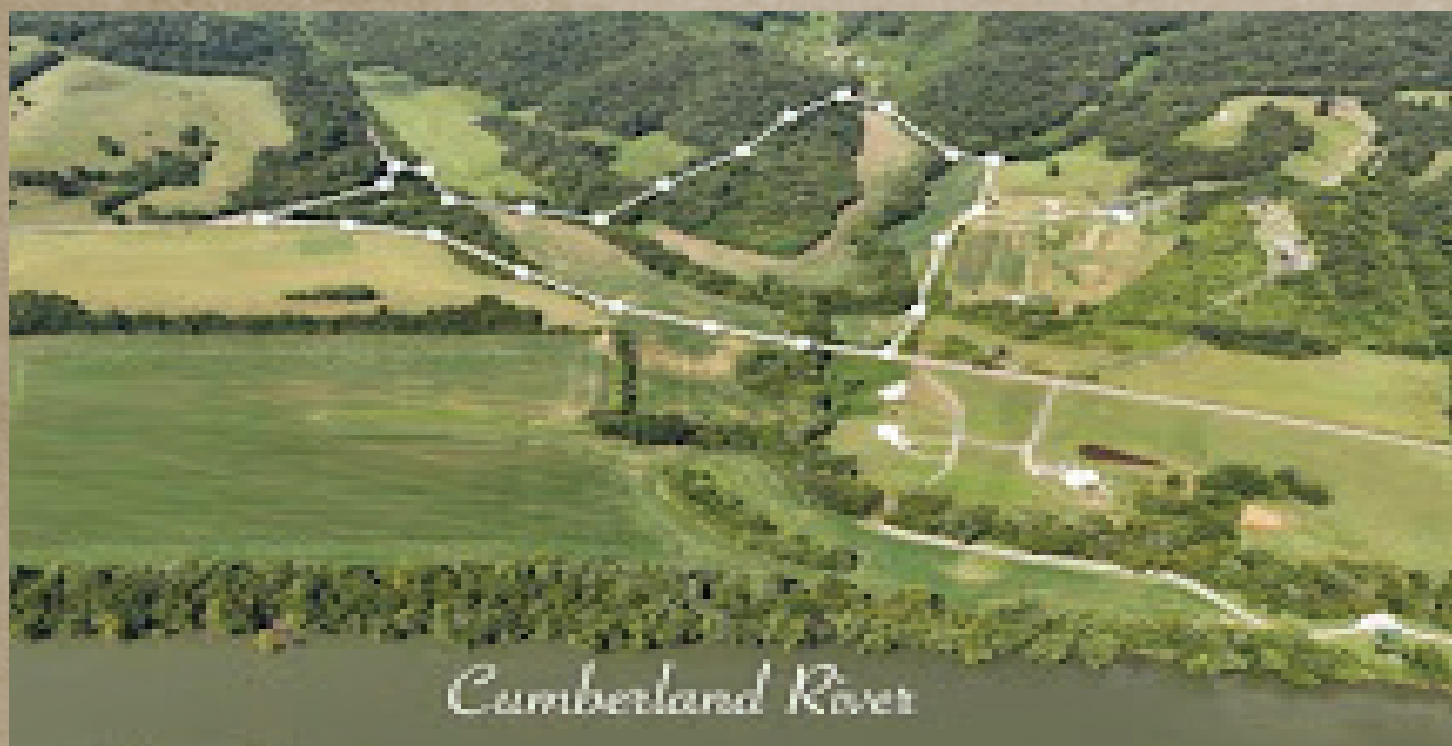
There will be a 10% Buyer's Premium applied to the final bid to determine final contract price of real estate.

**TO PREVIEW REAL
ESTATE,
CALL JOE MURPHY
AT 270-427-8364**



**SELLERS:
JASON AND
ANNETTE AUSTIN**

**BEAUTIFUL
CUMBERLAND RIVER
PROPERTY**



**Agent's
Notes**

This absolutely beautiful 39.27 acres features crop land (in beans last year) and wooded area with some timber. This property has utilities available, and blacktop road frontage from Judio Road and Turkey Neck Bend Road. This would be great hunting land and is located just off the beautiful Cumberland River.

VISIT OUR WEBSITE TO REGISTER WITH CREDIT CARD TO BID AT WWW.RSMILLSAUCTIONS.COM

MILLS REAL ESTATE & AUCTION, AND JOE MURPHY TEAM AND ALL OF THEIR
EMPLOYEES AND SELLERS ARE NOT RESPONSIBLE FOR ANY ACCIDENTS.



**JOE MURPHY TEAM
270-457-4776**

JOE MURPHY - JEFF GERALDS - SARA LEFTWICH
Apprentice Auctioneer

203 FOUNTAIN RUN ROAD • GAMALIEL, KY 42140



TN FIRM #4399