



A Great Buying Opportunity !

LAND & TIMBER OFFERED SEPARATE AND TOGETHER IN A MULTI-PAR AUCTION FORMAT

REAL ESTATE & TIMBER SELLS 1st AT 10 AM - FOLLOWED BY THE FURNITURE & PERSONAL PROPERTY

MAKE PLANS TO ATTEND THIS AUCTION !

www.kesslerauction.com 270 - 465 - 7051

KESSLER
AUCTION & REALTY CO.
304 EAST BROADWAY, CAMPBELLVILLE, KY. - PHONE 270-465-7051
"Successful Auctions Since 1938"

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JOHN M. KESSLER,
Principal Broker - Auctioneer

JOHN WAYNE KESSLER
Broker - Auctioneer

MARSHA ATWOOD
Sales Associate - Apprentice Auctioneer
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Sales Associate - Auctioneer

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"Keep Smiling Neighbor,
Let Us Do The Crying"

Auction

SATURDAY, NOVEMBER 22, 2025 - 10:00 A.M.

**THE GERTRUDE SPROWLES ESTATE &
THE LATE WINFRED SPROWLES**

778 Sprowles Ridge Road, Finley, (Taylor Co.) KY

Auction Signs Posted !

60 +/- ACRES - 8 TRACTS
245,000 BD. FT OF TIMBER
Open Land - Wood Land - Farm Land - Home Sites -
Brick House - Barns
PERSONAL PROPERTY

Directions: From Campbellsville, follow KY Highway 527 (Saloma Road) approximately 5.4 miles to the TGT Plant, turn left onto Ky Highway 744 and follow 2/10 mile, turn right onto Ky Highway 527 and follow approximately 2.4 miles, turn left onto White Rose Road, and follow approximately 2 miles to Sprowles Ridge Road. Turn onto Sprowles Ridge Road and follow to the Sprowles Farm.



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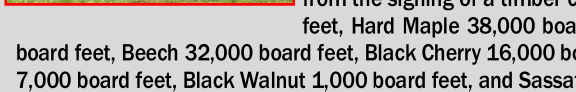
Auction

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Auctioneer's Note: If you are in the market for a home, home site, farm, timber, hunting property, investment property, or looking for a few acres to call your own, this could be the perfect place for you. We invite you to look this property over before the auction, make any arrangements or inspections necessary and come prepared to BID & BUY, Saturday, November 22, 2025 at 10AM est. Make plans to attend this auction and bring a friend. We'll see you there! John and John Wayne Kessler.

AUCTION CONDUCTED ON SITE AT 778 SPROWLES RIDGE ROAD, FINLEY, KY.

This Is A Live Onsite Auction !

Plats and additional pictures are available online at www.kesslerauction.com. Click on this auction then documents. The auctioneers are available to answer questions by calling 270-465-7051.

60 +/- ACRES - 8 TRACTS
245,000 BD. FT OF TIMBER
Open Land - Wood Land - Farm Land - Home Sites -
Brick House - Barns
PERSONAL PROPERTY

THE SPROWLES FARM
LAND & TIMBER OFFERED SEPARATE & TOGETHER IN A MULTI PAR AUCTION
LAND: 60 +/- ACRES SELLING IN 8 TRACTS WITH THE RIGHT RESERVED TO GROUP
TIMBER: 245,000 +/- BOARD FEET OF MARKETABLE TIMBER SELLING IN 5 TRACTS WITH THE RIGHT RESERVED TO GROUP
BUY 1 TRACT, COMBINATION OF TRACTS OR AS A WHOLE
USING OUR COMPUTER RUN MULTI-PAR SYSTEM
REAL ESTATE & TIMBER SELLS 1st AT 10 AM -
FOLLOWED BY THE FURNITURE & PERSONAL PROPERTY

Inspection: The land and timber can be inspected daily at your leisure. Plats, timber cruises and additional pictures are available at our office, the farm or online at www.kesslerauction.com. The house can be shown daily by appointment with the auctioneers or attend Open Inspection, Thursday November 13 from 10 AM to 11:30 PM.

The Sprowles Farm: 60 +/- acres (new survey underway) fronting on both sides of Sprowles Ridge Road. This farm consists of both open land and wood land with marketable timber. The Taylor Co FSA office shows this property having approximately 25 acres of crop land, which has been planted in row crops the past few years. The farm has public water available on Sprowles Ridge Road and also has approximately 5 ponds. Improvements consist of: (1) A brick ranch house containing 3 bedrooms, bath, living room, den, kitchen and dining area plus a walkout unfinished basement. The house also has central heat and air, hardwood, carpet and vinyl floor coverings along with an attached covered patio. (2) A metal sided detached garage approximately 20' X 24', more or less. (3) A metal sided building approximately 22' X 32', more or less with concrete floor, 2 overhead doors, water and a separate electric meter base. (4) A metal sided barn approximately 28' X 48', more or less. (5) A metal sided tobacco barn approximately 32' X 60', more or less, with a meter base. (6) A metal sided tobacco barn approximately 32' X 60', more or less.

Tract #1: 1.70 +/- acres includes the house (1) listed above and the detached garage (2) and the buildings (3) listed above. **Tract #2:** 3.40 +/- acres, mostly open land with some scattered woods. No improvements. **Tract #3:** 11.50 +/- acres, includes open land and wood land with some marketable timber. **Tract #4:** 5.50 +/- acres, includes open land and wood land with some marketable timber. This tract has 3 barns (4 -5-6) listed above and it has 4 ponds. Nice home site. **Tract #5:** 5.00 +/- acres, includes open land and wood land with some marketable timber. No improvements and a nice home site. **Tract #6:** 16.40 +/- acres, mostly wooded with some marketable timber. No improvements. **Tract #7:** 5.50 +/- acres, includes open land and wood land and a pond. **Tract #8:** 8.50 +/- acres, includes open land and wood land with some marketable timber.

Timber: The Sprowles farm (entire farm) contains approximately 245,000 board feet of marketable timber. The timber on Tracts #3, #4, #5, #6 & #8 will be offered separately. The timber cruise was completed by Dynamic Forest Management (Luke Biscan) and includes all timber 16" at the stump and above, figured at 6" from the ground. Removal of the timber will be on or before 12 months from the signing of a timber contract. No determination was done per Tract. The timber consist of: Yellow Poplar 47,000 board feet, Hard Maple 38,000 board feet, Misc. Red Oak (includes Black Oak and Northern red Oak) 34,000 board feet, Hickory 32,000 board feet, Beech 32,000 board feet, Black Cherry 16,000 board feet, Soft Maple 15,000 board feet, Blackgum 14,000 board feet, Ash 8,000 board feet, White Oak 7,000 board feet, Black Walnut 1,000 board feet, and Sassafras 1,000 board feet. We invite and welcome you to make your own personal cruise of the timber.

PERSONAL PROPERTY



Personal Property: 2 recliners, lamp and end tables, kitchen table & 4 chairs, hutch, bar stools, arm chairs, couch and chair, cedar chest, ladder back chairs, pictures & prints, gun cabinet, clocks, globe lamps, tv, handmade quilts and afghans, box of Fruit of the Loom Louisville Stoneware cups and plates, majestic china - pattern is Winslow 410, 8 boxes of cookware including 1 set of Charm and 1 set of Club, singer sewing machine, pressure cooker, 2 crockpots, glassware, humidifier, food dehydrator, wheel barrow, 6 coolers, flatware, dishes, cooking utensils, glasses, kitchen towels, blender, toaster, can opener, mixers, picture frames, wax buffer, books, 3 saws, suit cases, Christmas decorations, kitchen canister set, 3 boxes of decorative wall sconces, ironing boards, iron, sewing supplies, records and cd's, vcr tapes, 2 Christmas trees, outdoor Christmas decorations, LG refrigerator, GE range, microwave and cart, GE washer, Whirlpool dryer. **Plus Lots Of Miscellaneous Items Too Numerous To Mention.**

Terms: Real Estate: 10% of purchase price day of auction (a personal check with ID, cash, or cashier check), along with the signing of a Real Estate Sales and Purchase Contract and Lead Based Paint Waiver. The balance due with delivery of deed on or before January 6, 2026. Timber: 10% of purchase price day of auction (a personal check with ID, cash, or cashier check), along with the signing of a Timber Sales and Purchase Contract. The balance due with delivery and signing of a recordable timber contract on or before December 10, 2025. Personal Property: Cash or good check with proper ID, wire transfer or Visa/Master Card (with a 3% convenience fee, \$1,000.00 CAP) day of auction. Note: A 10% Buyers Premium will be added to all winning bids on the real estate, timber and personal property to determine the final sales and purchase price. ALL BUYERS NOT KNOWN BY KESSLER AUCTION & REALTY CO. MUST HAVE A BANK LETTER OF GUARANTEE ADDRESSED TO KESSLER AUCTION & REALTY CO. OR CERTIFIED FUNDS. Notice: Any announcement made by the auctioneer from the auction block on the day of sale will take precedence over any printed material or oral statement. In an auction sale, all property is sold As Is, Where Is with NO warranty expressed or implied by the sellers or auction company. The information in this ad is believed to be correct but is not guaranteed. It is the responsibility of each potential bidder to make their own inspections or investigations and to bid on their judgment of value. The real estate is available daily by appointment with the Auction Company prior to the auction to make or have made on your behalf any inspections you choose, including Lead based Paint.

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