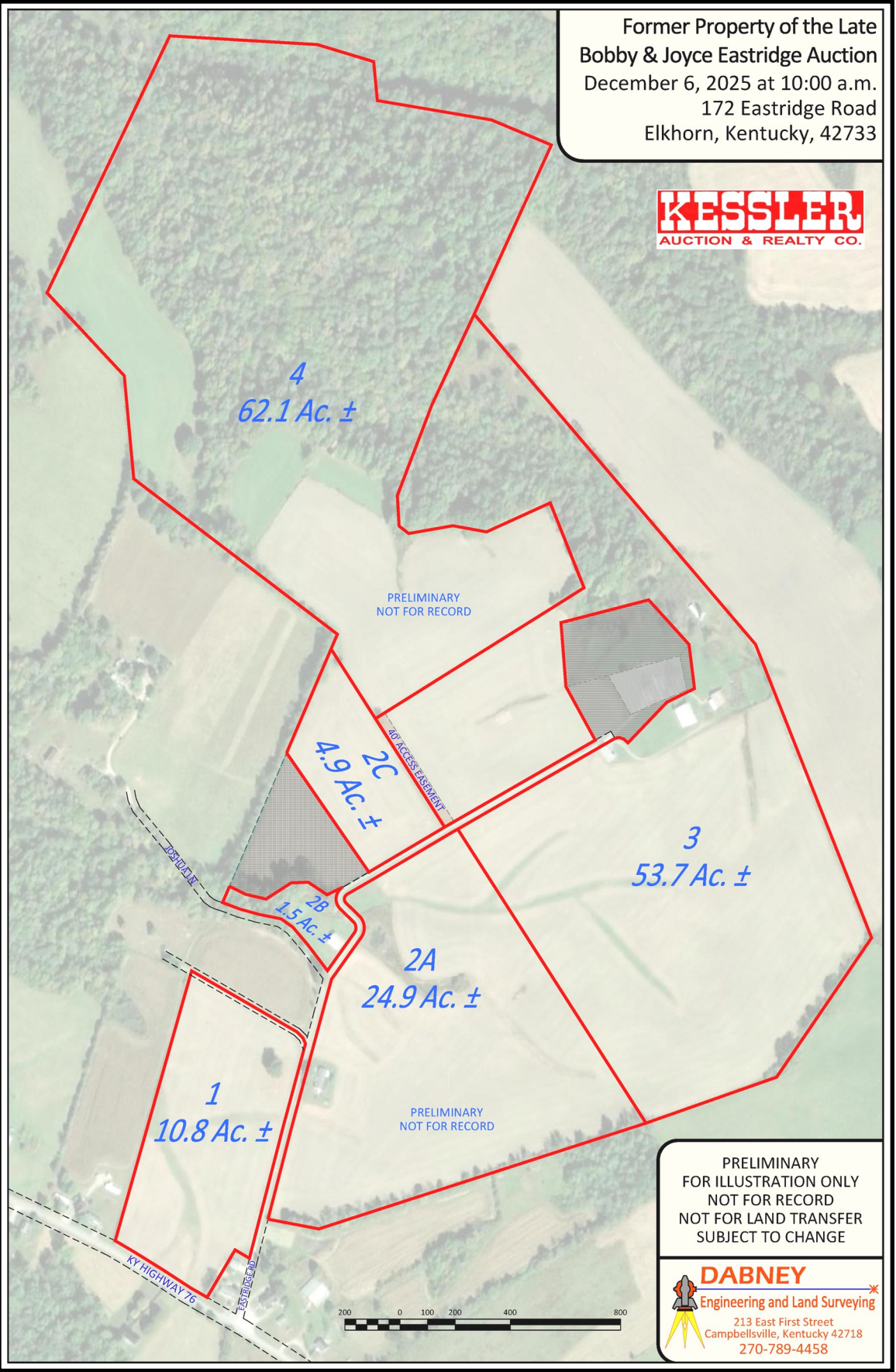




A Great Buying Opportunity !
LAND OFFERED SEPARATE AND TOGETHER IN A MULTI-PAR AUCTION FORMAT
REAL ESTATE SELLS 1st AT 10 AM - FOLLOWED BY THE FARM EQUIPMENT & HOUSEHOLD ITEMS
MAKE PLANS TO ATTEND THIS AUCTION !
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304 EAST BROADWAY, CAMPBELLVILLE, KY. - PHONE 270-465-7051
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"Keep Smiling Neighbor,
Let Us Do The Crying"

Auction
SATURDAY, DECEMBER 6, 2025 - 10:00 A.M.
**THE FORMER PROPERTY OF
THE LATE BOBBY & JOYCE EASTRIDGE**
172 Eastridge Road, Elkhorn, (Taylor Co.) KY
Auction Signs Posted !

160 +/- ACRES - 4 TRACTS
Open Land - Wood Land - Farm Land - Home Sites -
Brick House - Barns
**FARM EQUIPMENT &
PERSONAL PROPERTY**

Directions: From Campbellsville OR Knifley, follow KY Highway 76 To The Taylor Co. / Adair Co. Line. Turn Onto Eastridge Road And Follow To The Eastridge Farm.



A Great Buying Opportunity !
REAL ESTATE SELLS 1st AT 10 AM - FOLLOWED BY THE FARM EQUIPMENT & HOUSEHOLD ITEMS

The Heirs Of The Late Bobby & Joyce Eastridge, Owners

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THE EASTRIDGE FARM
160 +/- ACRES SELLING IN 4 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 SELLS 1st AT 10 AM -
FOLLOWED BY THE FARM EQUIPMANT & HOUSEHOLD ITEMS



The Eastridge Farm: 160 +/- Acres (New Survey Underway), fronting on Ky Highway 76 and Eastridge Road, in Taylor Co. Ky., near the Adair Co. line. All tracts have access from Eastridge Road. The Taylor County FSA office shows the farm having approximately 106 +/- acres of crop land. The majority of the crop land was planted in soybeans for 2025. Some of the land has been tilled. Improvements consist of (1) A brick ranch house containing 3 bedrooms, 1.5 baths, living room, kitchen - den & dining room combination, basement with some finished work and a kitchenette, 2 car attached garage, central H/A, outside wood burning stove under a covered patio. (2) a combination barn, (3) tool shed, (4) milk barn, (5) combination barn, (6) a feed shed and silo.

Tract #1: 10.80 +/- acres fronts on Hwy 76 and on Eastridge Rd. Mostly open land with no improvements. **Tract #2:** (includes 2A, 2B, and 2C) 31.3 +/- acres mostly open land. Improvements consist of the house (1) and the barn (2) listed above. **Tract #3:** 53.70 +/- acres mostly open land improved with the barns (3-4-5 & 6) listed above. **Tract #4:** 62.10 +/- acres includes open and wooded land with some marketable timber. This tract has access from Eastridge Rd by an easement across Tract # 3.

Inspection: The land can be inspected daily at your leisure. Plats, 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, Friday, November 28 from 10 AM to 11 AM.

Restrictions: No confinement poultry or hog houses. No single wide and no double wide mobile or manufactured homes.

BID & BUY THE AUCTION WAY !

AUCTION CONDUCTED ON SITE AT 172 EASTRIDGE ROAD, ELKHORN, 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.

160 +/- ACRES - 4 TRACTS

Open Land - Wood Land - Farm Land - Home Sites -
Brick House - Barns

FARM EQUIPMENT &
PERSONAL PROPERTY



FARM EQUIPMENT & HOUSEHOLD



Trucks, Tractors, and Farm Equipment: 1996 F150 XL Regular Cab Long Bed Truck-5 Speed-4X4 , MF 4253 Tractor-Diesel-Canopy, MF 275 Tractor-diesel W/MF 236 Loader (4,882 Hrs), MF 290 Tractor-6,718 Hrs-Diesel, NH 256 Rake W/Dolly, NH 256 Rake, NI 5408 Disc Mower, 3 Pt Bush Hog, Bush Hog Post Hole Digger, Cultivator, Fuel Tank, 2 Basket Hay Tedder, 3 Pt Hay Spike, Badger Wagon Flat, Wagon W/6 Bale Carrier Bed, NH BR 780 Roll Baler, MF 110 Manure Spreader, 3 Pt Hay Carrier, 3 Pt 3-Bottom Plow, Honda Four Trax 4 Wheeler, Lawn Mower Cart, Sprays, 2 Gravity Wagons, Lincoln Welder, 3 Pt Bush Hog-Needs Repairs, Riding Mower, Weed Eater, Pressure Washer, Craftsman Tool Box, Hand Tools.

Consigned Items from Barry Eastridge: Badger J Bar Grader Box, 2 Gravity Wagons, Bumper Hitch Trailer.

Household: Cherry Bed, Cherry End Table, Cherry Chest, Cherry Dresser, Cherry Stool, Portable Fireplace, 12 Metal Folding Chairs, Table & 4 Chairs, 3 Piece Bedroom Suite, Chest of Drawers, Table & 4 Chairs, Patio Chairs, Dresser & Chest, Chest of Drawers, Metal Bed Frame, Table & 4 Chairs, Bar Stools, Couch & Chair, Rocker, Recliner, Couch & Loveseat, China Cabinet, Jewelry Cabinet, Ladder Back Chair, Tupperware, Pots & Pans, Cooking Utensils, Chair, Tables, Desk Chair, Loveseat & Chair, Loveseat, Sewing Machine Cabinet only, Union Special Sewing Machine, 2 Singer Sewing Machines, Thread, Sewing Supplies, Pictures & Picture Frames, Shark Vac, Christmas Decorations, Cooler, Meat Grinder, Lamps, Sony TV, TV's, Toys, Fans, Antique Glassware, Linens, Churn, Microwave, Roper Washer, GE Dryer, GE Refrigerator, Chest Freezer, Frigidaire Oven Range, White Westinghouse Refrigerator. **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 20, 2026. **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, equipment 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.

Auctioneer's Note: If you are in the market for a home, home site, farm, hunting property, investment property, or looking for some land to call you 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, December 6, 2025 at 10AM est. The personal property offers something for everyone. Make plans to attend this auction and bring a friend. We'll see you there! John and John Wayne Kessler.

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