

**Sale Name:** 265+/- Acres in Tracts, Land & Timber - 291 Boss Road Columbia, KY

**LOT 2 - Farm 2 - Tract 5 82.31+/- Acres**



### Description

Auction

SATURDAY, APRIL 6, 2024 - 10:00 A.M. (EDST)

Davetta Buckner &

Mr. & Mrs. Ronnie Patton

Auction Conducted On Farm #1

291 Boss Road, Columbia, KY

In The Pikes Ridge Community Near Green River Reservoir And The Taylor Co. /  
Adair Co. Line

Auction Signs Posted !

3 FARMS

265 +/- ACRES

## LAND & TIMBER

1,124,000 Board Feet Of Marketable Timber

Home To All Kinds Of Wildlife

A HUNTERS PARADISE

Located Approximately 10 Miles From Campbellsville, Approximately 7 Miles From Knifley

And Approximately 17 Miles From Columbia.

DIRECTIONS: From Campbellsville Or Knifley, Follow KY Highway 76, Turn Onto Gumm Road and follow 1.2 miles, Turn Left Onto Genisis Road And Follow 2/10 Mile And Turn Right On Boss Road And Follow 2/10 Mile To Farm #1.

## LAND & TIMBER OFFERED

SEPARATE & TOGETHER IN A MULTI PAR AUCTION

265 +/- ACRES - 3 FARMS

SELLING IN 6 TRACTS WITH THE RIGHT RESERVED TO GROUP

BUY 1 TRACT, COMBINATION OF TRACTS OR AS A WHOLE PER LOCATION

USING OUR COMPUTER RUN MULTI-PAR SYSTEM

1,124,000 +/- BOARD FEET OF TIMBER

SELLING IN 6 TRACTS WITH THE RIGHT RESERVED TO GROUP

BUY 1 TRACT, COMBINATION OF TRACTS OR AS A WHOLE PER LOCATION

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INSPECTION: The land and timber can be inspected daily at your leisure. Plats, timber cruise information and additional pictures are available at our office or online at [www.kesslerauction.com](http://www.kesslerauction.com). Click on this auction then documents. The auctioneers are available to answer questions at anytime by calling 270-465-7051.

AUCTIONEER'S NOTE: These properties have unlimited potential whether you are in the market for land, or timber, a hunting or recreational site, a weekend get-a way,

investment property, or a multitude of other uses. The Buckner's and Patton's began putting this property together back in 1997 and purchased farm 1 in 2005. This is a "Great Land & Timber Buying Opportunity" for you to own all or a portion of this property. We invite you to look this property over before the auction, make any arrangements or inspections necessary and come prepared to BID & BUY, at absolute auction, Saturday, April 6, 2024 at 10AM EDST. Make plans to attend this auction and bring a friend. We'll see you there! John and John Wayne Kessler .

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. The balance due with delivery of deed on or before May 21, 2024. 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 April 22, 2024.

Note: A 10% Buyers Premium will be added to all winning bids on the real estate and timber 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.

## FARM #2

FARM #2: (Tract #5) 82.31 +/- ACRES

FARM #2: (Tract #5) 82.31 +/- ACRES (new survey underway) with access by a pass way. This property consists of mostly wood land with marketable timber and it is improved with a rock sided house (not lived in for several years), and an old barn. This property is ideal for recreational use or hunting and it's home to all kinds of wildlife, and it has several hunt stands in place. The land and timber will be offered separate, with the right reserved to group. TIMBER: Farm #2 contains approximately 211,000 board feet of marketable timber. 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, 12" for Red Cedar. Removal of the timber will be on or before 18 months from the signing of a timber contract. Timber consist of: White Oak 70,000 board feet, Yellow Poplar 39,000 board feet, Misc. Red Oak 26,000 board feet, Beech 22,000 board feet, Hickory 20,000 board feet, Hard Maple 8,000 board feet, Sycamore 5,000 board feet, Virginia Pine 5,000 board feet, Soft Maple 4,000 board feet, Chestnut Oak 3,000 board feet, Black Walnut 3,000 board feet, Ash 2,000 board feet, Red Cedar 2,000 board feet, and Misc. Hardwood 2,000 board feet.

Farm #1 & Farm #3 belongs to Davetta Buckner and Mr. & Mrs. Ronnie Patton.

Farm #2 belongs to Davetta Buckner.

FOR AUCTION INFORMATION CONTACT:

JOHN M. KESSLER, PRINCIPAL REAL ESTATE BROKER & AUCTIONEER

JOHN WAYNE KESSLER, REAL ESTATE BROKER & AUCTIONEER

www.kesslerauction.com 270 - 465 - 7051

**Quantity: 1**



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