

Sale Name: 75+/- Acres - 478,000+/- Board Feet of Timber - Hollis Thomas Road, Glasgow, KY

LOT 1 - Tract 1, 2, 1T, 2T



Description

Absolute

Auction

SAT., JUNE 14, 2025 - 10:00 A.M. CDST

The Crenshaw Farm

75 +/- ACRES - LAND & TIMBER

Open Land - Wood Land - Home Sites - Land Offered In 2 Tracts

478,000 Board Feet Of Marketable Timber Offered In 2 Tracts

Located On Hollis Thomas Road, Glasgow, KY.

Near Eastern Elementary School & East Barren Fire Department. Auction Signs Posted !

Directions: From The Intersection Of The Cumberland Parkway (Exit 15) And KY Highway 1519 (Glasgow Bypass), Proceed South On KY Highway 1519 For Approximately 0.2 Miles To Ky Highway 1307. Turn Left Onto KY Highway 1307 And Follow For Approximately 2.6 Miles To Hollis Thomas Road. Turn Left Onto Hollis Thomas Road And Follow For Approximately 0.4 Miles To The Crenshaw Farm.

The Crenshaw Farm

75 +/- Acres - 478,000 +/- Board Feet Of Marketable Timber

LAND & TIMBER OFFERED

SEPARATE & TOGETHER IN A MULTI PAR AUCTION

LAND - 75 +/- ACRES

SELLING IN 2 TRACTS WITH THE RIGHT RESERVED TO GROUP

BUY 1 TRACT, COMBINATION OF TRACTS OR AS A WHOLE

USING OUR COMPUTER RUN MULTI-PAR SYSTEM

478.000 +/- BOARD FEET OF TIMBER

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TRACT #1: 41.70 +/- acres. Fronts on Hollis Thomas Road.

TRACT #2: 33.90 +/- acres. Fronts on Hollis Thomas Road and also has an access easement across Tract #1. Improved with an old barn and old house.

LAND: 75 +/- Acres (new survey underway) fronting on Hollis Thomas Road. This farm consists of both open land and wood land with a large block of marketable timber. The Barren Co. FSA office shows the farm with 33 acres of open land and no crop bases. The farm has 3 ponds for livestock and according to the Glasgow Water District there is public water on Hollis Thomas Road. Improvements consist of an old barn and an old house in non livable condition. This property also has an abundance of wildlife.

REAL ESTATE Inspection: The land can be inspected daily at your leisure. Your inspection is invited and appreciated! Plats, copies of the timber cruise and additional pictures are available at our office or online at www.kesslerauction.com. Click on this auction then documents. The auctioneers are available to answer questions by calling 270-465-7051.

TIMBER: Tract #1 & #2 contains approximately 478,000 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. 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 on Tracts #1 and #2 consist of: Misc. Red Oak (includes: Red Oak, Black Oak, Northern Red Oak, Scarlet Oak, and Southern Red Oak) 184,000 board feet, Yellow Poplar 126,000 board feet, Hickory 73,000 board feet, White Oak 25,000 board feet, Soft Maple 21,000 board feet, Hard Maple 14,000 board feet, Beech 11,000 board feet, Ash 7,000 board feet, Black Walnut 5,000 board feet, Misc. Hardwood (includes Blackgum, Chinkapin Oak, Eastern Redcedar, Post Oak, Sassafras and Virginia Pine) 12,000 board feet. We invite and welcome you to make your own personal cruise of the timber.

Auctioneer's Note: This is a "Great Land & Timber Buying Opportunity" for you to own all or a portion of this property. This property has been in this family for a long time and this is the first time for it to be offered to the public. If you are in the market for land, timber, investment property, a home site, a farm, or just looking for a few acres to call your own, then 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, June 14, 2025 at 10AM CDST**. 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 July 31, 2025.

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 July 1, 2025. **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.

Owners: Mr. & Mrs. Alan Pace & The Gardner Crenshaw Foundation

www.kesslerauction.com 270-465-7051

Quantity: 1



<https://www.kesslerauction.com/>