

584 Pleasant Ridge Church Rd
Adolphus, KY

124.9 Acres
Two Tracts
5 Bedroom Home

AUCTION

Utility Barn
Antiques
Guns

Saturday, October 1st 10 AM CDT

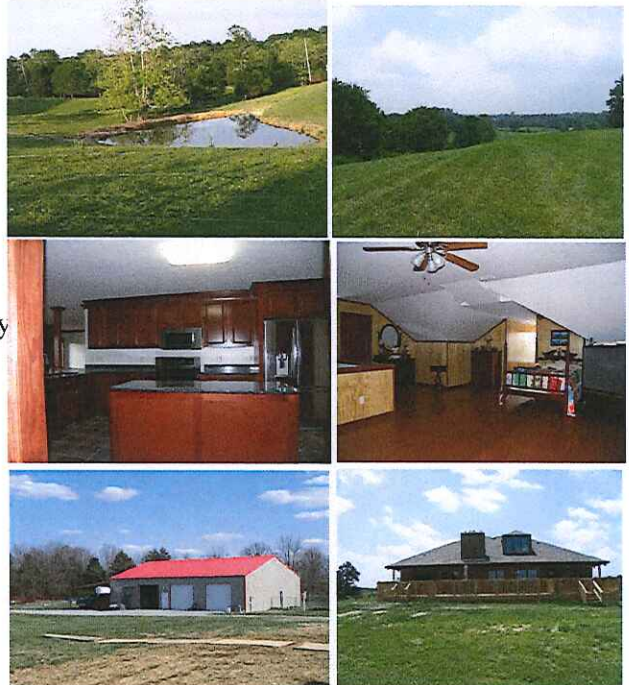
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584 Pleasant Church Rd
Adolphus, KY



From Scottsville 11.4 Miles, take 31-E/231 South then right on old 31-E then right on KY 482 (Pleasant Ridge Church Rd) to Auction From Westmoreland, TN 9.6 miles, take 31-E North turn Left on Old 31-E then right on KY 482 to Auction. From I-65, exit 6, Franklin, go east on KY 100 9.5 miles to KY 482

Description: 124.9 Acre Cattle Ranch with a 2 year old Brick two story home and full finished walk-out basement. 5 bedrooms, 4 full baths, hardwood and tile floors thru out first floor with custom cabinets and lots of extra's. Large deck looking out over farm land. Also improved by a new 51' x 60' metal barn with additional finished living quarters. Land is in 85% pasture with water in every field either pond, creek frontage or county water. Currently divided into 8 pastures or paddocks. A real working farm or hobby farm. Approximately 15 acres of woods with plenty of deer and turkey. The large pond is stocked with fish.



Personal Property: NH Tractor Super Steer TC29D, 720 Bushhog, 2006 Kawashi ATV, Prarie 360 4x4, 2007 Cub Cadet Commercial Zero Turn, Utility Trailer 5'x10", Antique kitchen cabinet, (2) Queen Anne chairs, bedroom suite, cedar wardrobe, chest of drawers, end tables, exercise equipment, bicycle, tool boxes, tackle boxes, computer monitors and printers, kerosene stoves, Christmas decorations and collector ornaments from Bradbury Mint, guitar, televisions, cherry desk, other misc items, Guns: Mas model 45 .22LR, Mauser K98 .308, Winchester 140 12 ga, Stevens 15A 22LR, Henry H001 .22LR, Cobray M-11/Nine 9mm, Browning BDA-380 380 ACP, US Revolver .38 S&W S, AMT .380 ACP, Smith & Wesson 66-2 .357 Mag, Smith & Wesson 18-3 .22LR, Glock 17 9mm, NAA NAA-22M .22 Mag, Kel-Tec P3AT .380 ACP, H & R 732 .32 S&WL.

Sale procedure: The property will be sold in two tracts (plat on back): Tract 1 - 20 acres with the house and buildings. Tract 2 - 104.9 acres with the balance of land. Plats available for inspection. A ten percent (10%) buyers premium will be added to the successful bid to determine the contract sales price.

Announcements made the day of the sale take precedence over any advertisements.

Terms & Conditions: Purchaser will be required to deposit 10% day of sale and execute a purchase agreement. Closing to be on or before October 28, 2011. A 10% buyer's premium will be added to the final bid to determine the gross contract price. The seller will furnish a title of opinion and a general warranty deed. Other conditions: Bidders shall satisfy themselves as to the condition of the property and buildings and all items prior to bidding. All property is selling, "as is where is" both surface and subsurface. The real property is selling subject to all easements and restrictions recorded and unrecorded. Possession shall be with the deed at closing. All info is believed to be correct however no warranties or guarantees are expressed or implied. Antiques and Guns, cash or good check day of sale

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