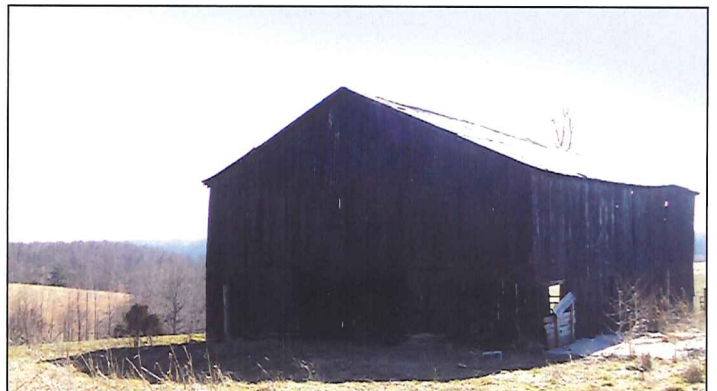


Absolute AUCTION

44 Acre +/- Farm with Home and Barn
Saturday, April 6, 2013 • 10:30 a.m.
1350 Cream Ridge Road, Junction City, KY

Directions: Take Hwy #37 out of Junction City, turn right on Cream Ridge Road. Go approx. 2 miles. Farm will be on the right. (Look for signs posted.)



We have been authorized by the owner to sale to the "Highest bidder" the above mentioned property at "Absolute Auction". Amenities include: a 6-room farmhouse, with living room, kitchen, 2 or 3 bedrooms, and a bath. Large barn and 44 +/- acres. Home is heated with L/P gas and has flue for a wood burner. This farm has been used for mainly cattle and offers a lot of pasture land, as well as some wooded areas and a pond.

Auctioneers note: This farm would be a perfect place for the weekend farmer, or as additional pasture land for someone needing to expand their operations. Also, there is abundant wildlife in the area. Don't miss your chance to buy at your price this nice stock farm in Boyle County. We look forward to seeing you at the sale!

Lead base: Potential bidders will have until sale date to have any and all inspections completed; successful bidder will be required to sign waiver day of sale.

Terms: Real Estate- 20% down day of sale, balance due on or before 30 days. 2013 property taxes prorated date of deed. Property sold "as is no warranties implied or expressed." Important note: No buyer's premium on this sale!

Announcements made day of sale take precedence over written material.

Contact information: To preview property or for any questions, call Betsy Wilson/Broker at 859-326-7610 or Tony Wilson/Auctioneer at 859-326-2121. You may see more pictures and information at www.danvillekyrealty.com or www.auctionzip.com



**WILSON REALTY
& AUCTION CO.**

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