

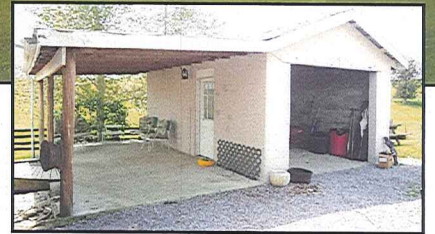
# Absolute AUCTION

House & 51 acres +/-, plus Personal Property

Saturday, June 6th, 2015 at 10:30 a.m. Sharp!

Address:

2635 Battlefield Road  
Perryville, Ky. 40468



**Directions:** From Danville, take highway #150 west to Perryville. Turn right onto Battlefield Rd. Go approximately 3 miles and the farm will be on the left. (Farm is approx. 8/10's of a mile from historic Perryville Battlefield.)

We have been authorized by the Osborn family trust to sell to the "highest bidder" this beautiful 51-acre +/- farm. Amenities include: nice 1½ story home with 3 bedrooms, 1½ baths, great room, kitchen with eat-at bar, a very spacious family room, large utility room, 1 car detached garage with covered patio attached and lots of closets and storage space. Home has central heat and air and 2 flues for wood burning stoves. Farm is improved by 2 barns 1 w/ silo, workshop and a machinery shed, a pond and Dr. Fork Creek runs through the back of property, as well.

Auctioneers note: Not often do you have the opportunity to buy at your price a farm like this in such a great location. Farm is currently used to pasture horses and hay. It would work for either cattle or other animals. Land is gently rolling and has some of the most beautiful views in Boyle County. In addition, on the back of property there are woods and abundant wildlife for hunting.

**Auction preview date will be on Sunday, May 17th, 2015 from 2-4 pm**  
(agents will be on site to assist you in the viewing of the property.)

Immediately following the sale of the real estate, we will sell the following:

**Personal Property on site:** Furniture – 2 chairs w/ footrest, 3 bar stools, tea cart, antique chaise lounge, antique shelf (mahogany), large antique pie safe w/ hand punched star panels, cherry smoking stand, 2 heavy-duty stainless steel shelves, antique wooden luggage rack, antique coal bin, 2 quilt racks, cherry file cabinet, metal file cabinet, cherry L-shaped desk, cherry cabinet, antique fox hunting tapestry, antique washstand, patio set, iron trellis, extra long table, porch swing, iron patio set, iron round table, old screen door, large wall shelf, and an old floor grate.

**Appliances-** Kenmore stainless side-by-side refrigerator, Frigidaire professional stainless gas range and oven, infrared heater, commercial fry cutter, antique walk-in cooler (some assembly required), small stovetop and oven, old scales with stand.

**Tools and misc.-** rubber tire wheel barrow, 7 x 10 portable building (pre-wired w/ door, windows, and skids for easy loading or moving around), grill guard for pick-up truck, several "like-new" farm gates and coral gates, large metal box, saw horses, 2 doors, concrete mixer, chain link fence parts and post, lawn edger, heavy-duty tractor hitch, 3 pt. hitch fertilize spreader, 2 diamond plate fenders for a double axel trailer, lawn utility trailer, loading ramps for trailer, giant vac w/Kohler OHC engine and swing pole, feed buckets, tack , leads, brushes and combs, large saddle rack, chainsaws and parts, hand saws, disk saw, wheeled air compressor with many attachments, small garden tiller, and many box lots and other items too numerous to mention.

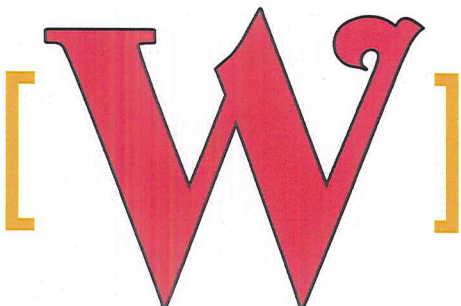
**Terms:** Real Estate- 10% down day of sale, balance due on or before 30 days with possession. 2015 property taxes prorated date of deed. Property sold "as is" no warranties implied or expressed.

**Personal property:** Cash or check day of sale. 6% Ky. sales tax will be collected

**Note:** There will be no buyer's premium on this sale. House and 11 acres +/- will sale first. The 40 acres +/- w/1 barn will sell separate. Seller does reserve the right to combine entire farm to sell as a whole.

**Announcements made day of sale takes precedence over written material.**

**Contact information:** To preview property privately or for any questions, call Betsy Wilson/Broker at 859-326-7610 or Tony Wilson Realtor /Auctioneer at 859-326-2121, or visit our website: [www.danvillekyrealty.com](http://www.danvillekyrealty.com) for more pictures and a printable flyer.



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