

# Absolute AUCTION

House, Garage and Barn, plus 17 +/- Acres  
Tractor, Farm Equipment and Personal Property

**Saturday, July 23<sup>rd</sup>, 2016 at 10:30 a.m. Sharp!**

Address: **Ky. Hwy 52 (Lancaster Rd.)  
Danville, KY 40422**



**Directions:** Turn onto Ky. #52 (Lancaster Rd.). Farm is on the right just before the first bridge.

We have been authorized by Rastus Yankey to sell his lifelong farm and personal property to the highest bidder. The home consists of 2 bedrooms, 1 bath, living room, kitchen with dining area, enclosed rear porch, washer and dryer hook up, and a partially finished basement, plus central air and heat. Other amenities include a 2-car detached garage w/additional storage and a barn, city water, creek, and several acres of tillable land.

**Auctioneers note:** Not often do you have the opportunity to buy at your price a farm like this in such a great location. The farm is currently used to pasture horses and hay. It would work for either cattle or other animals. This land has some of the most beautiful views in Boyle County.

**Auction preview date will be on Sunday, July 10th at 1 p.m. (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:**

Tractor and farm equipment, and personal property on site: 1950's model 8N Ford Tractor with 3 pt. hitch, older 6 ft. side mower, grader blade, wagon, bush hog. Horse related items: Horse drawn buggy with top, horse drawn wicker sleigh, training sled, McClellan army saddle, 3 English saddles, buggy harness, 2 antique buggy foot warmers, bridles, bits, horse collars, old horseshoes and many horseshoe items and equipment. Misc.: numerous wooden ladders and saw horses, tobacco press, masonry equipment, trowels, levels, 5 very old shoe last, metal washtub, old child's snow sled. Lots of hand and farm tools, log chains, concrete lawn roller, garden push plow - Household items and antiques: Like-new washer and dryer, very nice refrigerator, microwave oven w/ stand, old trunk, 2 cherry chest of drawers, glass top entertainment center, water pitcher collection, lots of dishes and pots and pans, walnut drop front desk, walnut Duncan Phyfe table, 2 wingback chairs, cherry china buffet, numerous lamps including rayo, #2 oil and many more. Cherry stand, #500 Kodak movie camera and projector, cedar chest, barstools, sewing machine, ladder back chairs, flat iron, Civil war cannon ball, mason jars w/glass lids, iron skillet, antique wall phone, some very old books, maple writing desk and many more items to numerous to mention.



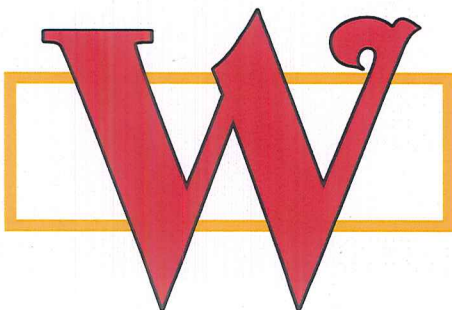
**Terms:** Real Estate- 10% down day of sale, balance due on or before 30 days with possession. 2016 property taxes prorated date of deed. Property sold "as is" no warranties implied or expressed. There will be a 10% buyer's premium added to the final bid to determine the final sales price of the farm.

**Personal property:** Cash or check day of sale. 6% KY sales tax will be collected, a 10% buyers premium will be added to each ticket written to determine the final sales price.

**Lead Base Paint:** any and all inspections must be completed prior to sale date. Successful bidder will be required to sign a waiver day of sale.

**Note:** Announcements made day of sale takes precedence over written material. There will also be restrooms available sale day.

**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: <http://www.danvillekyrealty.com/> for more pictures and a printable flyer.



## WILSON REALTY & AUCTION CO.

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