

**125.31 ACRES • 10 TRACTS • HOUSE • BARN
MOSTLY IN GRASS (HAY & PASTURE)**

ANTIQUES • COLLECTIBLES • GUNS • TOOLS • PERSONAL PROPERTY

**ABSOLUTE
ESTATE**

AUCTION

SATURDAY, SEPTEMBER 21 - 10:00 A.M. (CT)

LOCATION: 600 STICKS RD., JAMESTOWN, KY, RUSSELL COUNTY. BANNERS POSTED.

SELLING FOR: JOE & WILMA HILL ESTATES

TRACT 1: 1.271 ACRES, 230' FRONTAGE ON STICKS RD. & 248' FRONTAGE ON H. WOOLDRIDGE RD.

TRACT 2: 5.763 ACRES, 676' FRONTAGE ON H. WOOLDRIDGE RD.

TRACT 3: 4.057 ACRES, 447' FRONTAGE ON H. WOOLDRIDGE RD.

TRACT 4: 40.017 ACRES, 84' FRONTAGE ON H. WOOLDRIDGE RD. & 781' FRONTAGE ON H. WOOLDRIDGE ROAD EXTENSION. BARN.

TRACT 5: 28.765 ACRES, 80' FRONTAGE ON H. WOOLDRIDGE ROAD EXTENSION.

TRACT 6: 13.500 ACRES, 80' FRONTAGE ON H. WOOLDRIDGE ROAD EXTENSION.

TRACT 7: 40.017 ACRES, 54' FRONTAGE ON H. WOOLDRIDGE RD. & 776' FRONTAGE ON H. WOOLDRIDGE ROAD EXTENSION. BARN.

TRACT 8: 0.562 ACRES, 321' FRONTAGE ON H. WOOLDRIDGE RD. 3 BEDROOM STONE HOUSE, 1 BATH, LIVING ROOM, DINE-IN KITCHEN, UTILITY ROOM, BASEMENT, PROPANE GAS HEATER, COUNTY WATER.

TRACT 9: 11.614 ACRES, 1110' FRONTAGE ON STICKS RD. & 612' FRONTAGE ON H. WOOLDRIDGE RD.

TRACT 10: 3.143 ACRES, 1110' FRONTAGE ON STICKS RD. & 612' FRONTAGE ON H. WOOLDRIDGE RD.

TIMBER TRACT 10: TIMBER ON TRACT 10 ONLY WILL BE OFFERED SEPARATE. 12" CUT, 12 MONTH REMOVAL.



"KNOWN AS THE VERNON WOOLDRIDGE FARM"

LOCATION: 600 STICKS RD., RUSSELL SPRINGS, KY DIRECTIONS: FROM JAMESTOWN BY-PASS: TAKE HWY. 619 SOUTH 4.0 MILES; LEFT ON STICKS RD. 0.6 MILES. FROM RUSSELL SPRINGS: TAKE HWY. 379 SOUTH 9.0 MILES; LEFT ON HWY. 619 - 0.6 MILES; RIGHT ON STICKS RD. 0.6 MILES. BANNERS POSTED

**REAL ESTATE
SELLS AT 10 AM
PERSONAL PROPERTY
11:30 AM**



GUNS: ROCKER .38 REVOLVER • S&W 357•12 GA. DOUBLE BARREL RABBIT EAR • 20 GA. DOUBLE BARREL • AMMUNITION.



PERSONAL PROPERTY: COUCH • TABLES • STIHL FSO4C WEED EATER • **STIHL MS170 CHAIN SAW** • MISC. HAND TOOLS • BARB WIRE STRETCHER • CRAFTSMAN TAP & DIE • WORK LIGHT • BASKETS • END TABLES • LIFT CHAIR • VACUUM • LAMPS • EXT. CORDS • MICROWAVE CART • ROCKER • QUILTS • ELEC. FREE STANDING FIREPLACE • WHITE PORCELAIN • CAST SKILLETS •

JUICER • GE STOVE • HOTPOINT REFRIGERATOR • WATER HOSE • WHIRLPOOL WASHER • HOTPOINT DRYER • NAIL KEG • MICROWAVE • MISC. KITCHENWARE • GE CHEST FREEZER • FIDDLE • #14 CROCK • HAND SAWS • MISC. BLACK SMITH TOOLS • SHOE STRETCHERS • HAND PLANE • WIRE SNAKE • FULL BED • DRESSER • 3 PC. BEDROOM SUIT • COLLECTIBLE GLASSWARE • OIL LAMPS • ANT. KITCHEN CABINET • FIELD BINOCULARS 20 X 60 • APPLE PEELER • STRAIGHT BACK CHAIRS • HANDMADE TABLE • ALUM. STEP LADDER • SHOP VAC • OAK CABINET • **HOMAK GUN SAFE** • HI-LIFT JACK • REDI-HEATER • CEDAR CHEST • HOT STICK • 2 CHILD CHAIRS • FENTON GLASS • CARNIVAL GLASS • METAL DETECTOR • ANT. GRINDING WHEEL AND PULLEY • ANT. VISE • 3RD ARM • ANT. PULLEY • **ANVIL** • **HAND GRINDING WHEEL** • ANT. GRAPPLES • WOVEN WIRE • SCOOPS • ANT. JARS • GAS CANS • CHAINS •

ANT. CIRCLE SAW BLADE • BOOMERS • CROSS CUT SAW • 3 PT. POND SCOOP • CASE PULL-TYPE COMBINE • ANT. GRAIN DRILL • ANT. HAY STACK HOIST • ANTIQUE SEED CLEANER • ANT. CORN PLANTER • WOOD STOVE.

**Call
Dale Hayes
270-634-1401
for more info**



**• SELLING ABSOLUTE
ACREAGE CLOSE TO TOWN
• GREAT CATTLE FARM**

VISIT BRYANTBID.COM FOR MORE DETAILS, VIDEO, PICTURES

BRADLEY KARNES
Auctioneer
Sales Associate
270-634-3507

JEFF CYPHERS
Auctioneer
270-459-1193

BARRY COOPER
Auctioneer
606-307-8162

DAVID TINNELL
Sales Associate
270-465-1052

**BRYANT
REALTY & AUCTION, LLC**

207 N. Main St. • P.O. Box 130 • Burkesville, KY 42717
Office: 270-864-2209 • Fax: 270-864-1467

110 E. Guardian St. • Columbia, KY 42728
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Col. Joe Bryant, Principal Broker & Auctioneer • 270-406-7006

"For the Most Dough — See Col. Joe"

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RYAN BRYANT
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AUCTIONEER COMMENTS: THIS FARM HAS A LOT TO OFFER; 1) EXCELLENT PASTURE & HAY GROUND THAT LAYS GOOD 2) LIVEABLE HOUSE 3) BARN 4) MANY SECLUDED HOME SITES 5) PRIVACY & SECLUSION 6) HUNTING OPPORTUNITIES. LOOK IT OVER, PICK OUT THE TRACT(S) YOU LIKE THEN MEET US SATURDAY MORNING SEPT. 21ST AT 10 A.M. TO BID & BUY AT ABSOLUTE AUCTION WHERE THE HIGH BID BUYS! SEE YOU THERE.

**REAL ESTATE
SELLS AT 10 AM
PERSONAL PROPERTY
11:30 AM**

TERMS: REAL ESTATE- 15% DEPOSIT (NON-REFUNDABLE) ON SALE DAY WITH THE BALANCE DUE WITH DEED ON OR BEFORE OCTOBER 21, 2019. POSSESSION: HOUSE - ON OR BEFORE 30 DAYS FROM CLOSING. LAND - 1/1/2020. 2019 PROPERTY TAXES TO BE PAID BY SELLER. **TIMBER-** PAID IN FULL ON AUCTION DAY. POSSESSION WITH TIMBER CONTRACT. STANDARD KY LOGGING RIGHTS & RESPONSIBILITIES. 12" CUT, 12 MONTH REMOVAL RIGHT. **PERSONAL PROPERTY-** CASH OR GOOD CHECK ON SALE DAY. A 10% BUYER'S PREMIUM WILL BE ADDED TO ALL FINAL BID(S), REAL ESTATE, TIMBER & PERSONAL PROPERTY.



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Home(s) was built prior to 1978. Any potential bidder will be permitted to conduct a lead based paint inspection 10 days prior to sale. Final bidder will be required to sign a cowaiver of any post sale inspection rights. All announcements made day of sale supersede prior advertising. Neither owners nor agents will be responsible in case of accident or injury. Bidders should satisfy themselves as to condition, quality, measurements, and description of real estate before bidding. All information and descriptions are believed to be correct; however no warranty or guarantee is expressed or implied. All property is sold "AS IS, WHERE IS". Square footage information was obtained from the Property Valuation Administrator and Auctioneers make no Guarantee to the accuracy of the measurements. Acreage amounts advertised were obtained from deeds or by recent survey. The Auctioneers make no Guarantee to the accuracy of the legal descriptions or surveys.