

**MINI-FARM  
2 TRACTS**

**ABSOLUTE  
LIVING ESTATE  
AUCTION**

**MINI-FARM  
2 TRACTS**

**SAT. SEPT. 13, 2014  
10:00 AM RAIN OR SHINE**

At the home of Allen and Robbie Waggoner 511 Sanderson Rd. Mayfield, KY. From Purchase Parkway take 121 N. 7/10 mile turn right onto Jimtown Rd. or 1830, go 3/10 mile turn left onto Sanderson Rd. From Purchase Parkway and 45 N. turn left onto Jimtown Rd. or 1830 go 9/10 mile turn right onto Sanderson Rd. proceed 1.3 miles to Auction Site. Signs Posted.

**REAL ESTATE - MINI-FARM - PERSONAL PROPERTY**

**REAL ESTATE- TRACT 1- Brick and Vinyl Home-** 3 Bedroom, 2 1/2 bath-Master has whirlpool tube, beautiful entry, living room with gas log fireplace, dining room, large kitchen with island, breakfast nook, hardwood & carpet, large laundry room, attached 1 car garage, porch on front and side, screen porch and deck in rear, 1,915 sq. ft. livable and 2,355 sq. ft. overall, central heat & air, 4" well, 500 gal. LP gas, 18' X 36' inground pool with privacy fence and beautifully landscaped, 32' X 40' double car garage with kitchen, bath, office and laundry room, 14' X 26' building, black top drive, setting on approx. 4 acres. LOCATION LOCATION LOCATION-JUST MINUTES FROM TOWN.

**TRACT 2-** Approx. 10 acres of open land, fenced with american wire, 30' X 40' horse barn with tack room, electric and water, pond with small deck with electric and water. TERMS- 10% down day of auction cash balance with passing of deed within 45 days. Possession with deed.

NOTE- Property will be offered in tracts and together. If it sells in 2 tracts an up to date survey will be provided. You may view this property anytime before auction date by contacting selling agent at 270 674-5523 or 270 705-0783. OPEN HOUSE will be held from 2:00 - 4:00 PM Sunday Sept. 7, 2014.

PERSONAL PROPERTY- Ridgeway Grandfather clock, 2 china cabinets, dining table w/6 chairs, odd dresser, coffee table & end tables, large poster queen bed frame, dresser w/mirror, Amana washer, Maytag dryer, metal desk, picnic table, concrete yard ornaments, gas grill, air compressor, 220 welder, Sentinel metal gun cabinet, 20' X 23' X 12' high portable carport, feeders, metal T-post, feed buckets, dog box, 5 metal dog pens w/houses, metal hand rails, hand & garden tools.

COME EXPECTING TO FIND MUCH MUCH MORE.

Refreshments available

Allen & RobbieWaggoner-Owners