



AUCTION

Greenhill Bays Fork Road

Alvaton, Kentucky

Thursday • Oct. 13th ▶ 4:30pm



Make plans to join the Progressive Auction Group on **Thursday, October 13th at 4:30pm** for this great **33.47 Acre Property Auction (Selling in 2 Tracts)** at Greenhill Bays Fork Road, in Alvaton, Kentucky.

THIS AUCTION PROPERTY FEATURES:

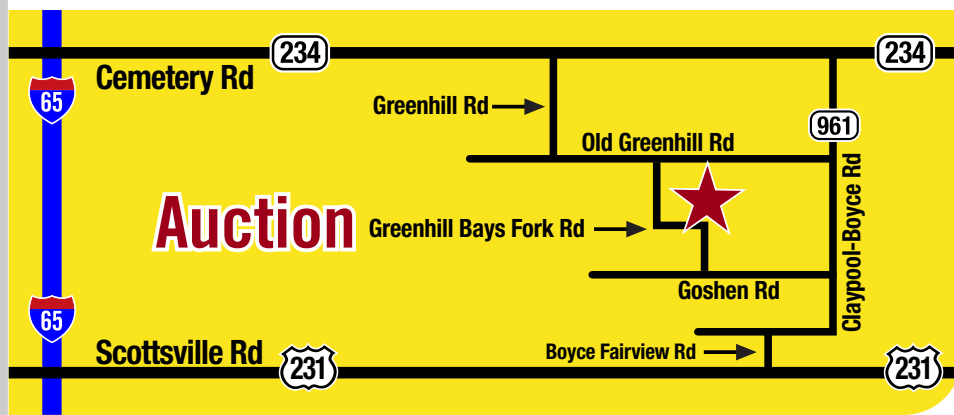
- 33.47 Acres offered in 2 Tracts:
 - Tract 1: 16.01 Acres (w/Pond)
 - Tract 2: 17.46 Acres
- Marketable Timber (estimated 84,500 bd/ft by Doyle Rule Form Class 78) - Offered with and without the Real Estate.
- Potential Building Lots on both Tracts!

For further info contact **Steve Henry (270-392-5325)**, or **Steve Cherry (270-392-5258)** for special showing appointment and/or the timber inventory.

From Cemetery Road: Take Cemetery Rd (Hwy 234) approx 6.5 miles from I-65 Interchange, then turn RIGHT onto Greenhill Rd, and then LEFT onto Old Greenhill Rd (Hwy 1288), and RIGHT on Greenhill Bays Fork Rd. Property is on the LEFT. *AUCTION SIGNS POSTED!

From Scottsville Road: Take Scottsville Rd (Hwy 231) approx 7.7 miles from I-65 Interchange, turn LEFT onto Boyce Fairview Rd, then quick RIGHT onto Claypool-Boyce Rd (Hwy 961), then LEFT on Goshen Rd, and RIGHT onto Greenhill Bays Fork Rd. Property on the RIGHT. *AUCTION SIGNS POSTED!

TERMS & CONDITIONS: 10% DOWN DAY OF AUCTION with balance due on or before November 23rd, 2016. All 2016 Real Estate Taxes shall be prorated between the Buyer and Seller through the date of closing. A 10% BUYER'S PREMIUM on Real Estate and Timber will be added to the final bid in order to determine the overall contract sales price on Real Estate. Possession with deed. ALL Bidders shall satisfy themselves as to condition, quality and description of property before bidding. ALL information and descriptions are believed to be correct, however, no warranties are given for accuracy. Property sold "as-is-where-is", without warranties expressed or implied. Announcements made the day of Auction shall take precedence over any advertisements.



Steve Cherry
270-392-5258



Steve Henry
270-392-5325



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▶ For further auction information visit us at: www.GreenhillBaysForkRd.com

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