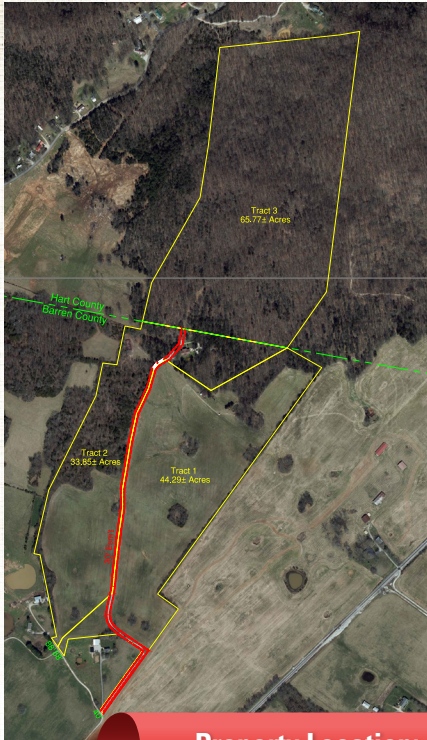


LIVE AUCTION

HOME AND 141.91+/- ACRES OFFERED IN 3 TRACTS

SATURDAY NOVEMBER 16TH @ 10AM CT



Tract 1: 44.29+/- acres of fertile cropland, ideal for farming or future homesite.

Tract 2: 33.85+/- acres and a 4 bed, 3 bath custom built brick home. 1925+/- sq ft main level with a formal dining room and large living room with a fireplace. Finished walkout basement with another 1925+/- sq ft, includes the 2 car garage and family room with a fireplace. Tract 2 also includes a 24'x36' shop with concrete floors and electric and a 36'3"x84' barn.

Tract 3: A hunter's dream with 64.77+/- wooded acres and marketable timber.

Tracts 1 and 2 are in Barren County and Tract 3 is in Hart County



Property Location:
302 Curd Lane
Cave City, KY
42127



**Heartland Realty
& Auction LLC**

Brokers/Auctioneers: Ron Kirby, Jr., ALC, CAI, AARE, CES, UCMA | Chris Gravil, UCMA

For Bidder Registration and Auction Information, call
(270) 783-3000 or visit **UCHeartlandAuctions.com**

Seller: Doyle Matt Blanford Referring Agent (270) 991-9741. Terms & Conditions: 10% down day of sale, balance due no later than December 16, 2024. Possession of the land will be given at closing; the home possession will be given 30 days after closing. 2024 real estate taxes will be paid by proration. A 10% buyer's premium will apply. Real Estate is selling "As-Is" and subject to all easements and restrictions, recorded and unrecorded. We encourage your personal inspections and due diligence prior to bidding. There are no pre-sale or post-sale contingencies, including financing, appraisals, or inspections. The land will be selling by a new survey. Real Estate will be conveyed by a General Warranty Deed. Property will be offered individually, in combination, and in its entirety. Contact Ron or Chris for a viewing of the home. Walk the land at your leisure.

