

**92.09+/- ACRES - 3 TRACTS**

# AUCTION

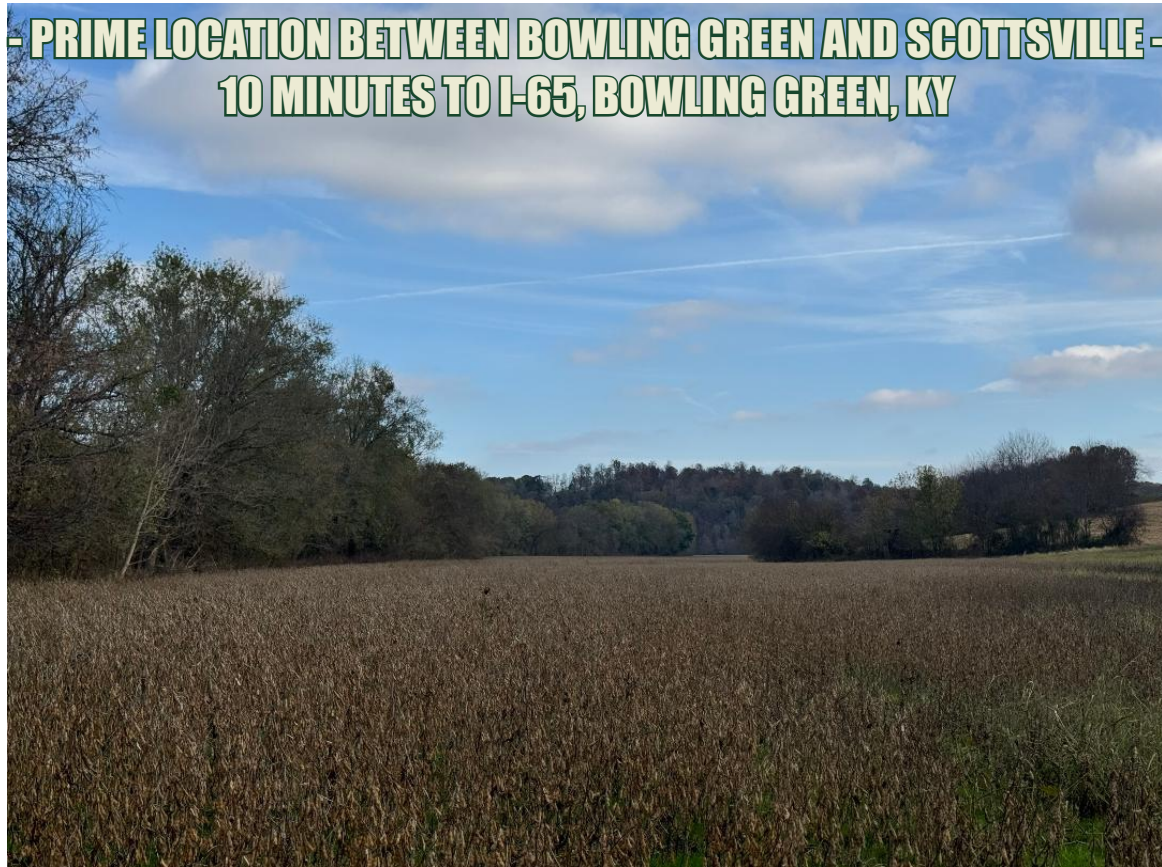
**DEC**

**SATURDAY**

**7<sup>TH</sup>**  
**10:00**  
**AM**

**1250 HALFWAY ROAD - SCOTTSVILLE, KY**

**- PRIME LOCATION BETWEEN BOWLING GREEN AND SCOTTSVILLE -  
10 MINUTES TO I-65, BOWLING GREEN, KY**



**TRACT 1: 81.75+/-  
ACRES FRONTAGE ON  
HALFWAY RD  
PRIME ROWCROP LAND,  
HOMESITES, OVER 1  
MILE OF TRAMMEL  
CREEK FRONTAGE, EASY  
ACCESS TO THE  
FAMOUS TRAMMEL  
CREEK BLUE HOLE**  
**TRACT 2: 10.08+/-  
ACRES FRONTAGE ON  
HALFWAY RD  
PRIME HOMESITE,  
BREATHTAKING VIEWS**  
**TRACT 3: 0.26+/-  
ACRES FRONTAGE ON  
HALFWAY RD**

ALL BIDDERS MUST REGISTER WITH A PHOTO ID. REAL ESTATE- 15% NON REFUNDABLE DEPOSIT DUE DAY OF AUCTION. BALANCE DUE ON OR BEFORE 45 DAYS. 10% BUYERS PREMIUM ON REAL ESTATE. POSSESSION WITH DEED. 2024 TAXES PRORATED AT CLOSING. ALL HOMES BUILT BEFORE 1978 MAY CONTAIN LEAD BASE PAINT. PROSPECTIVE BUYERS ARE GIVEN 10 DAYS PRIOR TO AUCTION TO CONDUCT LEAD BASE PAINT TEST. BUYER WILL BE REQUIRED TO SIGN A WAIVER OF ALL POST SALE INSPECTIONS. ALL ITEMS SELLING AS-IS WHERE-IS WITH NO WARRANTY EXPRESSED OR IMPLIED. ALL ANNOUNCEMENTS MADE DAY OF AUCTION TAKE PRECEDENCE OVER ALL ADVERTISEMENTS. SELLERS NOR AGENT RESPONSIBLE FOR ACCIDENTS.

**THE TOTAL 92.09+/- ACRES - ONCE IN A LIFETIME OPPORTUNITY TO PURCHASE AN OUTSTANDING FARM IN THE BEST LOCATION. THIS FARM HAS BEEN ONE OF THE TOP PRODUCING ROW CROP FARMS IN THE AREA. IT HAS ALSO BEEN A HOTSPOT FOR TROPHY DEER HARVESTING, AND AN ABUNDANCE OF OTHER WILDLIFE. IF YOU'RE LOOKING TO PURCHASE A FARM WITH UNLIMITED POSSIBILITIES, WHETHER YOU'RE A FARMER, OUTDOOR ENTHUSIAST, OR LOOKING FOR A SECLUDED HOME SITE - LOOK NO FURTHER!**

**FOR MORE INFO CALL LISTING AUCTIONEER:  
RUSSELL MILLS, 270-237-7625**

  
**MILLS**  
**REAL ESTATE & AUCTION CO.**  
SCOTTSVILLE - GAMALIEL - GLASGOW  
**270-618-7800**  
LLC

Russell Mills Auctioneer 270-237-7625 // Sandy Mills Broker 270-618-9560

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TRAMMEL CREEK

TRACT 1  
81.74 ACRES+-

TRACT 2  
10.08 AC+-

TRACT 3  
0.26 AC+-  
HALFWAY ROAD