

# AUCTION



**Saturday, August 18, 2018 at 10 a.m. (CST)**

**SELLING: 36.09 +/- acre farm**

Real Estate is 36.09 +/- acre farm, mostly cleared with some woods, fully fenced and would make an excellent cattle farm. Beautiful building sites with privacy and mountain views with easy access to Highway 127 South.



Located on 127 South,  
Albany, Kentucky,  
just minutes from the  
Tennessee state line.

**ALSO SELLING: Producing Oil Lease and Equipment**

**PRODUCING OIL WELL:  
Equipment and lease**

Excellent production...  
Bid and Buy on August 18th  
to purchase your own  
money maker that pumps  
while you sleep.



Oil lease  
sold in  
2013 for  
\$330,000



**Terms:** 15% Down Payment - Sale Date: Balance due on or before 30 days; Possession with deed. 8% BUYERS PREMIUM WILL BE ADDED TO THE WINNING BID to determine PURCHASE PRICE OF THE REAL ESTATE. Real estate selling "AS-IS, WHERE IS", both surface and subsurface; sold subject to any restrictions, right-a-ways or easements, recorded or unrecorded. Bidders are invited to inspect property and are responsible to complete their own due diligence before sale date. All information herein was obtained from sources believed to be reliable however accuracy is not guaranteed. Payment in cash, or good check. All announcements sale day take precedence over advertising.

**Hunter Shearer - Auctioneer**  
**Nancy Mims - Owner/Broker**

112 E. CUMBERLAND ST. • ALBANY, KY 42602

**606-387-0020**

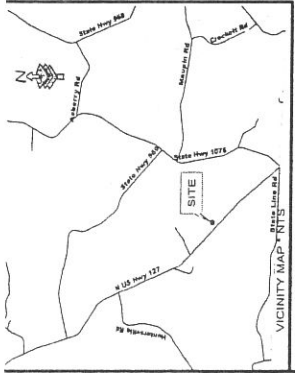
KYRE 27973 / P3216

[www.countrylakesandland.com](http://www.countrylakesandland.com)

**Drone Footage available on our website!**



**Lakes and Land  
Realty/Auction**



SEE NOTE  
(2)

