

Property Owner: Thrasher Children of Kendle & Arvela Thrasher

Tract # 33 Acres

	bd Footage	
Beech	26 000	@ .18 = 4710
Hard Maple	12 000	@ .35 = 4200
Junk - Elm, Cedar Chestnut Sycamore Buckeye	10,000	@ .18 = 1800
Poplar	28 000	@ .30 = 8400
White Oak	19 000	@ .50 = 9500
Red Oak	27 000	@ .35 = 9450
Soft Maple	7 000	@ .20 = 1400
Ash	16 000	@ .40 = 6400
Cherry	5 000	@ .40 = 2000
Hickory	20 000	@ .20 = 4000

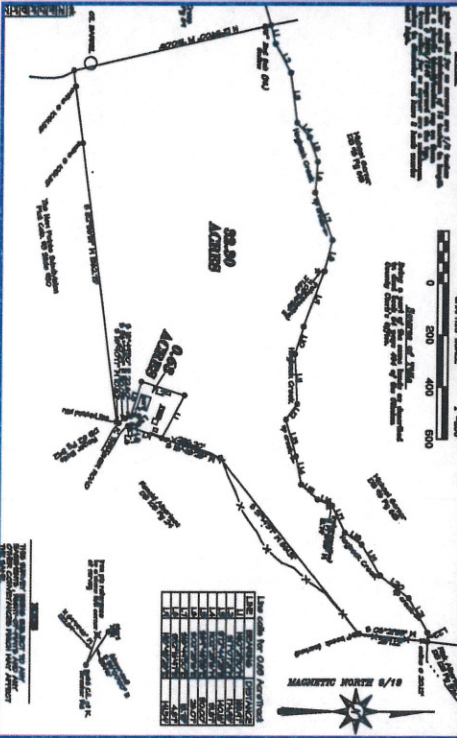
TOTAL: 170,000 bd ft.

Approximate Value on the stump =

\$ 5,860.00

ABSOLUTE AUCTION

Estate of Kendle and Arvella Thrasher • 169 K Thrasher Road, Albany, KY 42602
 Offered in 2 tracts • Saturday, November 23, 2019 at 10:00 a.m. (CST)



Hunter Shearer - Auctioneer
Nancy Mims - Owner/Broker
 112 E. Cumberland Street Albany, KY 42602
606-387-0020
 KYRE 27973/P3216
www.countrylakesandland.com

32.93± ABSOLUTE

Acres AUCTION

by new survey

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Tract 1 - 0.63 +/- Acres with 2 bedroom, 1 bath home, barn, shed, cellar, and carport

Tract 2 - 32.30 +/- Acres with building site, small field, hunting, timber (estimated timber value \$51,860)

Tract # 1 consists of a 2 bedroom, 1 bath, vinyl siding home with metal roof, front porch, back deck, central heat and air, carpet, and vinyl floors, block foundation, concrete slab crawl space, and city water. It has a 3 bay, 38 x 53 barn with electric and water, 2-car carport, 12 x 16 outbuilding with electric and water, and 12 x 16 storm cellar with electric and water. Offered on 0.63 +/- acres.

Tract #2 is 32.30 +/- acres. It has a building site, small field, hunting, and timber (estimated timber value of \$51,860). Located at the end of K Thrasher Road. Very secluded. Go to our website at www.countrylakesandland.com to view the Timber Evaluation.

PERSONAL PROPERTY:

1993 four-door Oldsmobile Cutlass Cleira, 1986 automatic Chevy truck, Massey Ferguson tractor with front-end loader, 1975 Ford tractor 3000, six foot bush hog, grader blade, wagon, garden disk, large air compressor, 17 hp Lawn Chief riding lawn mower, fertilizer spreader (three-point hitch), oil lamps, eight place setting china (white with silver rings), navy sectional sofa (reclining and massaging on ends), navy lift-back recliner, Coleman camping stove, coffee pot, cups, cast iron pots, china cabinet, drop-leaf microwave cart, Club Aluminum Cookware set, GE stand mixer, assorted Crodypots, hand-held mixers, small toaster oven, green outdoor metal table and chairs, white pantry, toaster, blender, hand-held food chopper, coffee maker, tea maker, deep fryer (single bin), table top grill, assorted cookware, cast iron skillets, assorted glassware, multiple Pyrex bowls, grandfather clock, multiple household wall clocks, assorted lamps, sets of dishes, old fashioned churn, electric churn, oak magazine rack, McCoy water pitcher and bowl, vacuum, coffee table and end table (matching set), two-piece end table set, Corningware coffee percolator, coffee pot with four cups (camping-like set), multiple glass decorative figurines, four-drawer filing cabinet, assorted Christmas trees, air compressor, scroll saw, radial arm saw, truck tool box, canning jars, truck jacks, multiple glassware, sleeping bag, plows, two kerosene heaters, five hand saws, kerosene lanterns, electric leaf blower, old metal milk cans, three to five tool boxes with tools, three push mowers, wheel barrow, tobacco sticks, galvanized tubs, hand tools and garden tools, extended ladders, bath chair, double-sided stainless steel sink, two chain saws, antique metal bed, blue recliner, antique buffet.

Be sure to watch the virtual tour and fly-over of the property on our website at www.countrylakesandland.com

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Terms: 15% down payment - Sale Date: balance due on or before 30 days. Possession with deed. 10% BUYER'S PREMIUM WILL BE ADDED TO PERSONAL PROPERTY. 10% BUYER'S 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 of ways or easements, recorded or unrecorded. Bidders are invited to inspect the property and are responsible to complete their own due diligence before the 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. Each franchise is independently owned and operated.