

53.3 Acres Selling in Two Tracts

# At Auction

Saturday October 14th at 10:00 am

Riley-Burchett is pleased to be selling this outstanding farm. This one has something for everyone. Close to Lake Malone, Choice building sites, Timber, excellent hunting and much more. Mark your calendar, you don't want to miss this one!

Location: Hwy 107 and D. Backbone Road, Logan Co.



## Tract #1: 33.28 Acres

Perfect small farm! This tract offers long road frontage on Hwy. 107 and D. Backbone Road. Open pasture ground (that could easily be converted to cropland) mature timber, beautiful buildings sites, pond and fantasitic deer and turkey hunting. There is also a 2-bedroom home that would make the perfect hunting retreat, or weekend getaway.

## Tract #2: 20.02 Acres

Nice tract of mature timber, and some of Kentucky's best hunting. There is also a nice open building site.

**Terms and Conditions: 15% down day of sale, balance within 30 days. Possession given with deed. 2017 taxes will be paid by seller. Farm will be sold by new survey. Tracts 1 & 2 will be sold, then offered as a whole. A 3% increase will be required to combine tracts.**

Property sold "as-is."



Mike Riley, Broker  
270-726-0130

**Riley-Burchett**  
Realty & Auction Co.

*"The Auction Company."*

**270-726-8887**

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**AUCTIONEER:**  
Scott VanSickle

