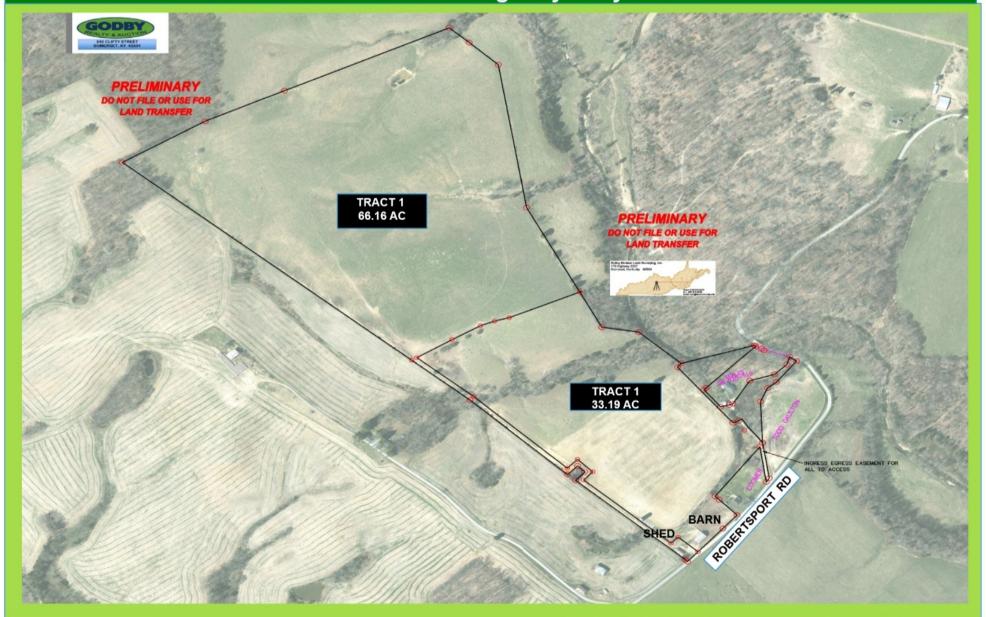
1800 ROBERTS PORT RD NANCY KY

## 99.35 AC FARM LAND OFFERED in 2 TRACTS

THIS AUCTION WILL BE HELD AT THE GODBY AUCTION CENTER in SOMERSET KY

THIS FINE FARM PROPERTY IS LOCATED ON ROBERTSPORT RD IN NANCY, KY
THE FARM SURVEYS OUT AT 99.35 ACRES AND WILL BE OFFERED IN 2 TRACTS
USING THE MULTI PAR BIDDING SYSTEM. FARM HAS MOST RECENTLY BEEN LEASED
FOR A CATTLE OPERATION, BUT IS SUITABLE FOR HAY AND CROP FARMING.
TRACT 1 HAS AN OLDER BARN AND SILO AND TRACT 2 HAS A MACHINERY SHED.
THE ROAD IN TO TRACT 2 BELONGS TO TRACT 2 AND IS NOT AN EASEMENT FOR
ANY ATTACHED PROPERTIES. GO TO godbyrealty.com FOR FURTHER INFO.







GODBY REALTY & AUCTION 340 CLIFTY ST SOMERSET, KY OFFICE 606-678-8189 CELL 606-678-4865 website at: godbyrealty.com





10% BUYERS PREMIUM -10% DOWN DAY OF SALE/NON REFUNDABLE POSSESSION at CLOSING - 2025 TAXES PAID BY BUYERS, ANY ANNOUNCEMENT THE DAY of SALE WILL TAKE PRECEDENCE OVER ANY PRINTED OR ADVERTISED MATERIAL and INFORMATION RELEASED. ABSENTEE/PHONE BIDDERS MUST BE APPROVED BY AUCTION COMPANY 48 HRS PRIOR TO SALE TIME, IF NOT A REGISTERED CUSTOMER FROM





PROFESSIONALLY\_SERVING PULASKI COUNTY'S AUCTION NEEDS FOR 58 YEARS

## **OUR TOP NOTCH AUCTIONEERS**

RICK BARKER - SAMUEL RAY GODBY (2022 TUCKER McALPIN - DOUG WILSON - DEVIN BARKER

## **OUR DEDICATED AUCTION STAFF**

DAVID MACK JUNIOR SUMNER STEPHEN FLYNN(2021) BOBBY PRATER AMY TUCKER PEGGY TUCKER CONNIE DENHAM LOGAN SUMNER

ALL REAL ESTATE and PERSONAL PROPERTY are SOLD AS IS-WHERE IS WITH NO WARRANTIES OR GUARANTEES EITHER EXPRESSED OR IMPLIED. INFORMATION IN THIS ADVERTISEMENT IS SUBJECT TO THE INSPECTION AND VERIFICATION OF ALL PARTIES RELYING ON IT. WE OFFER NO GUARANTEE FOR THE ACCURACY AND/OR ERRORS OR OMISSIONS. ALL INFORMATION AND ITEMS LISTED ARE CORRECT AT TIME OF PRINTING; HOWEVER, ANY ANNOUNCEMENTS INVOLVING ANY CORRECTIONS, DELETIONS OR ADDITIONS MADE DAY OF SALE, TAKE PRECEDENCE OVER ANY OF THE WRITTEN MATERIAL CONTAINED HEREWITHIN. TERMS & CONDITIONS WILL BE ANNOUNCED AND RECORDED THE DAY OF THE SALE.

DIRECTIONS:
W HWY 80 AND LEFT
AT THE TRIANGLE
ONTO KY 196. GO
APPX 2 MILES AND
LEFT ONTO SIEVERS
RD. AT END OF
SIEVERS, BEAR
RIGHT ONTO
ROBERTSPORT RD.
PROPERTY ON RIGHT.
WATCH FOR
AUCTION SIGNS