

AUCTION

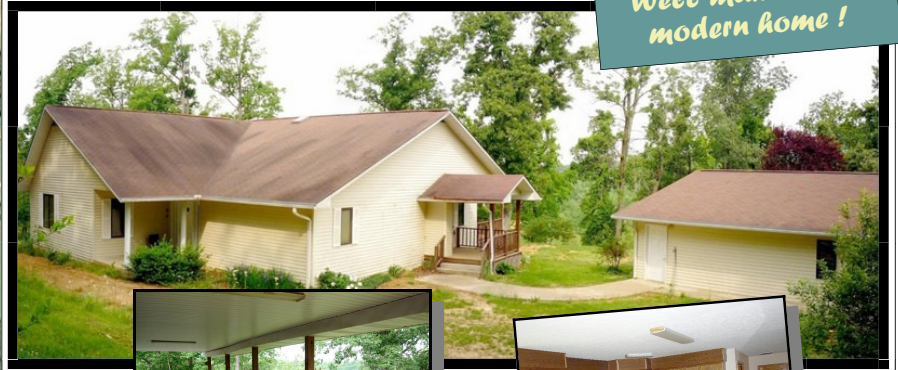
47 Acres in 5 tracts - Nice Home

Bell's Run area south of Owensboro

Location: Taffy Road, near Bells's Run. (just past Bell's Run Baptist Church) From Owensboro or Hartford, take US 231 to Pleasant Ridge. From old Pleasant Ridge take Hwy 764 east 3 miles to Bell's Run. Turn south on Taffy Road and go one-half mile to the home. *Watch for signs or see maps at www.AllianceAuctions.net*

Sat. June 26th. 10: AM

Well maintained modern home!



For information - Pictures - Maps - Updates and More!
See: www.AllianceAuctions.net

OPEN HOUSE
Tues. June 15th.
4:30 - 6:00 pm
or anytime by appointment
Call 929-1595

Tract 4 11.39 ac.
Tract 3 11.41 ac.
Tract 5 15.69 ac.

Tract 1: 2.47 Ac. Home site with 298' blacktop road frontage, 498' on the Louellen Loop.
Tract 2: 6.72 Ac. *With the 3 bedroom 2 bath home.* This modern home has over 2,000 sq. ft. with 5 large rooms, PLUS a beautiful covered 54' long rear deck with great views overlooking tracts 4 & 5. Huge 25' kitchen with big center island, and all appliances. Spacious rooms, skylights, small basement with another bath, nice over-sized 2 car detached garage, and 787' frontage on Taffy Rd., plus 609' on Louellen Loop.
Tract 3: 11.14 Ac. woodland with over 1500' frontage on the black top and 764' on Louellen Loop.
Tract 4: 11.39 Ac. mostly cleared with a pond, barn and old farmhouse. 393' on Louellen Loop
Tract 5: 15.69 Ac. with a beautiful cleared field in back. 713' on Louellen Loop.

TERMS and INFORMATION: The successful buyers will make a deposit of 10% at the auction and pay the balance within 30 days. 2010 taxes will be prorated. **Minerals:** The seller may not own the minerals however, they are making no mineral reservations. Buyer receives all the seller owns. Possession at closing. Louellen Loop can be maintained by any adjacent landowner, or all owners can share by agreement

Silas Deane
Brokers and Auctioneers
Land and Commercial Specialists
270-689-1717
See us at: AllianceAuctions.net
"Serving friends and neighbors since 1976"

Brad Cecil
App. Auctioneer
Sale Manager
270-929-1595
See us at: AllianceAuctions.net

NOTE: Beautiful land and woodland makes this a very pretty setting for your new home. There has never been a better time to buy land. Plan to bid on June 26th!
Call Brad Cecil at 929-1595 for information.
Silas Deane, CAI CES Auctioneer
Brad Cecil, Broker - Sale Manager
Owners, Wayne and Connie Brown