

Estate Auction

Home With 3.25 Acres - 75 Acre Farm

Just east of
Owensboro, Ky.

AUCTION



OPEN HOUSE
Tues Jan 26th
4:00-6:00 pm
Or anytime by
appointment!

Location: 1655 Graves Lane. (Between Hwy 405 and Hwy 1389, and just northeast of Thruston)
Map at AllianceAuctions.net
Watch for signs!

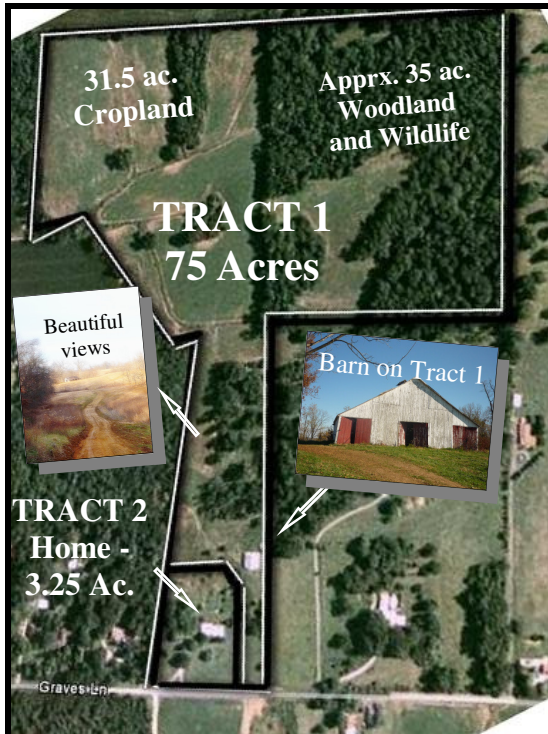


Tract 2 is 3.25 acres plus this Four Bedroom, Two Full Bath, 1670 sq.ft brick home plus 3/4 basement, two wood burning fireplaces, two-car attached garage and large covered rear porch.



The original Graves family home (not livable) is also on Tract 2.

Map, survey plat, driving directions and more pictures at: AllianceAuctions.net



TRACT 1

- Beautiful rolling land with cropland, woodland and privacy.
- Scenic hills, valleys and woodland meadows.
- 75.00 acres more or less with 100' of frontage along Graves Lane.
- Daviess County FSA indicates just over 80 total acres and 31.5 ac. of cropland.
- Soils are typical of east Daviess County with principal soils ranging from Wilbur silt loam to Memphis silty clay loam.
- Approx 35 acres of woodland that was harvested in 2009 makes great wildlife habitat or future pasture or cropland.

TRACT 2

- Four bedroom, 2 bath home 1670 sq. ft* brick home plus 3/4 basement on 3.25 acres.
- Massive shade trees and mature landscaping.
- Two wood burning fireplaces. The basement fireplace has a built-in wood stove.
- Family room open to kitchen, Living room, and formal dining room.
- Spacious 2 car attached garage, and comfortable covered rear porch.
- The home appears to be in great shape with a recent roof and a typical 1960s floor plan. Great to live in or to update.

Owner: The Estates of WD and Louella Lancaster

Silas Deane

Brokers and Auctioneers
Land and Commercial Specialists

270-689-1717

See us at: AllianceAuctions.net

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Your Invitation to bid: The successful buyer(s) will make a 10% deposit at the sale, and pay the balance on or before March 16, 2010. Full possession at closing. A new survey has been approved for Tract 2. Tract 1 will be described as the original deed less the 3.25 ac Tract 2. Clear title is guaranteed at closing. 2010 Taxes will be prorated for the home tract. Buyer of the farm tract will get all crop income and pay all 2010 taxes. You will have the opportunity to buy one or both tracts at the auction. Buyers have 10 days or more before the sale to make lead based paint or other inspections. Look this nice farm over anytime, or call us for a personal showing. 270-689-1717.

With everything else so uncertain, I think this is the best time to buy land in the past 30 years! Mark your calendars now so that you don't miss this important estate auction.

*All sizes are based on best information available but are not guaranteed

Silas Deane, GRI, CES, Auctioneer

