



RE/MAX[®]
GROUP AUCTIONEERS

PRESENTS

On Behalf of the Inis L. Jones Estate

SAT. MARCH 28TH 11:00^{AM}

119± ACRES OFFERED IN 6 TRACTS

INDIVIDUALLY, IN COMBINATIONS,

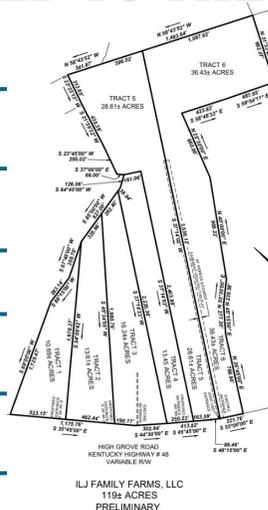
OR AS A WHOLE.

ALSO BEING SOLD WILL BE A LARGE

SELECTION OF FARM EQUIPMENT

ALL BEING SOLD TO THE HIGHEST BIDDER!

TRACT 1	_____	_____	10.69 ACRES
TRACT 2	_____	_____	13.61 ACRES
TRACT 3	_____	_____	16.24 ACRES
TRACT 4	_____	_____	13.45 ACRES
TRACT 5	_____	_____	28.61 ACRES
TRACT 6	_____	_____	36.43 ACRES





4710 HIGHGROVE RD. COXS CREEK, KY

RE/MAX GROUP AUCTIONEERS is presenting a once in a lifetime opportunity to own a 119± acre family farm. This farm is being **SOLD** at **ABSOLUTE AUCTION** on March 28th at 11:00am onsite.

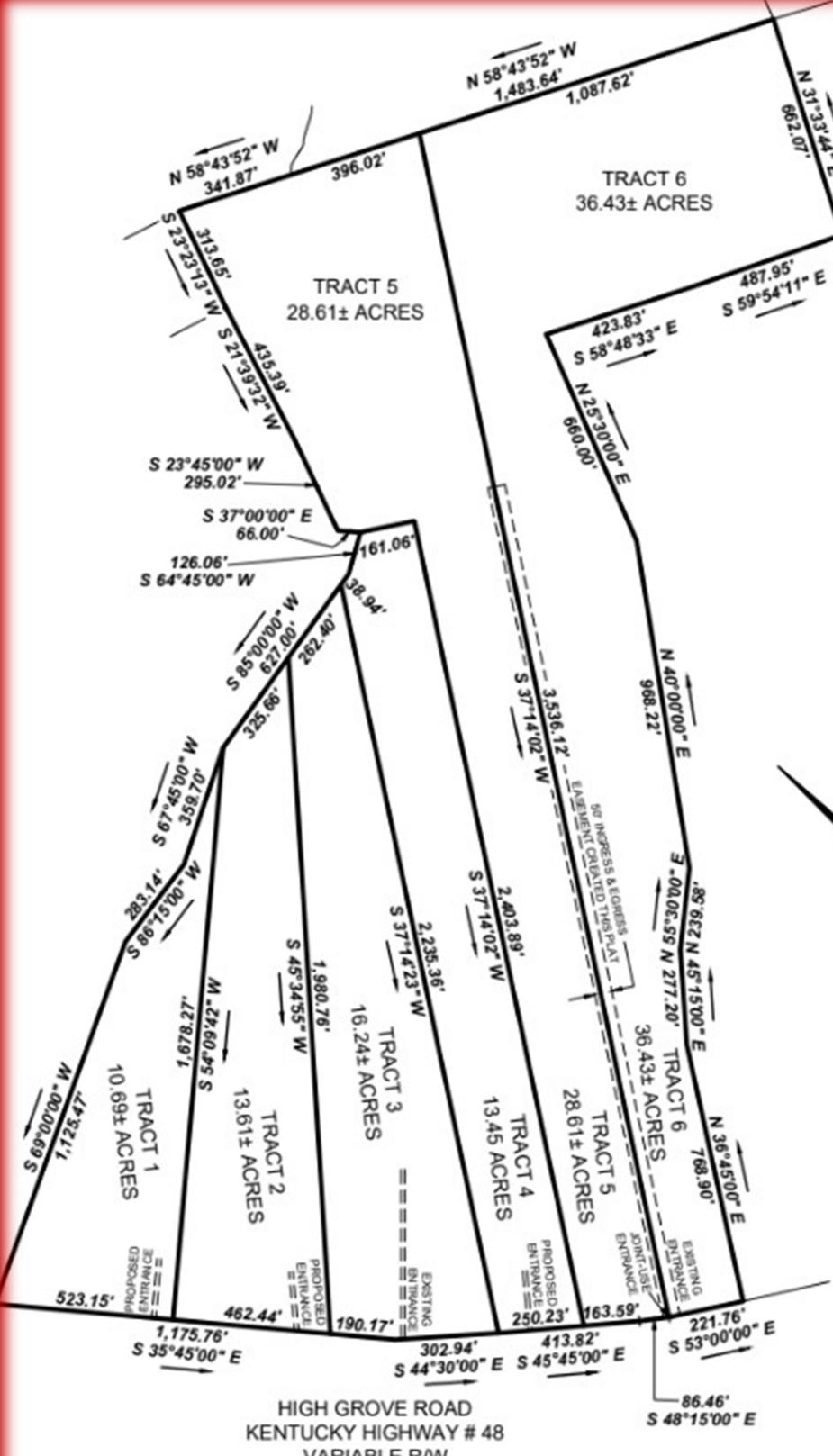
THE PROPERTY is being sold in 6 **TRACTS**. Tracts will be offered individually, in combination or as a whole. Property will be offered to the highest bidder regardless of price.

THE FARM is a working farm with approx. 106.51± acres in cropland with the balance in woods and natural runoff. 2025 crops have been harvested and ready for the new farmers preferred crop base. The farm has approx. 2200' of road frontage.

THE HOUSE features 3 bedrooms 1 baths, Over 1900 sq. ft and sitting on a picturesque 16.24acres± Brand New Septic System, Large wood barn and will be sold on **TRACT 3 By the Dollar**.

Also being sold will be a large assortment of Farm Equipment to include Tractor, Various Trucks, Farm implements, Side by Side and more. See the full list further in the brochure.

PREVIEW DAY FOR ENTIRE AUCTION PROPERTY WILL BE MARCH 22ND FROM 1:00P TO 3:00P ON SITE



ILJ FAMILY FARMS, LLC
 119± ACRES
 PRELIMINARY





**BEING SOLD INDIVIDUALLY
OR IN COMBINATION**
**MIN: \$1000 RAISE
PER TRACT**

J.E. BRAMBLETT
AUCTIONEER / BROKER
100 CHASE WAY STE. 1
ELIZABETHTOWN, KY 42701
270-769-1655
www.AuctionGroups.com

<u>PROPERTY</u>	<u>ROUND 1</u>	<u>ROUND 2</u>	<u>ROUND 3</u>	<u>ROUND 4</u>	<u>ROUND 5</u>	<u>ROUND 6</u>	<u>ROUND 7</u>
TRACT 1							
10.69 ACRES							
TRACT 2							
13.61 ACRES							
TRACT 3							
16.24^{HOUSE} ACRES							
TRACT 4							
13.45 ACRES							
TRACT 5							
28.61 ACRES							
TRACT 6							
36.43 ACRES							
<u>WHOLE BOARD</u>							

THE BIDDING PROCESS

9 HOMES SOLD INDIVIDUALLY OR IN COMBINATION

ROUND 1 MULTI-PAR BOARD

IN THE FIRST ROUND TRACT 3 WILL BE OFFERED BY THE DOLLAR BY CHOICE. TRACTS 1,2,4,5,6 WILL BE OFFERED BY THE ACRE BY CHOICE. THE HIGH BIDDER HAVING THE OPTION TO TAKE THE PROPERTY(S) OF THEIR CHOICE . YOU MAKE TAKE 1 OR AS MANY AS YOU WANT. WHEN ALL TRACTS HAVE A BIDDER NUMBER, ROUND 1 ON THE MULTI-PAR BOAR WILL BE COMPLETE!

TRACT 1	_____	10.69 ACRES
TRACT 2	_____	13.61 ACRES
TRACT 3	_____	16.24 ACRES
TRACT 4	_____	13.45 ACRES
TRACT 5	_____	28.61 ACRES
TRACT 6	_____	36.43 ACRES

***THE BENEFIT OF BEING IN ROUND 1 IS THAT YOU HAVE THE RIGHT TO PROTECT YOUR BID TO THE END!**

ROUND 2 MULTI-PAR BOARD

ALL PROPERTIES WILL BE OFFERED IN COMBINATION OF 2 OR MORE PROPERTIES WITH A MINIMUM RAISE OF \$1000.00 PER PROPERTY; HOWEVER, BIDDERS IN ROUND 1 HAVE THE RIGHT TO PROTECT THEIR BID AT A MINIMUM RAISE OF \$1000.00 PER PROPERTY TO AS MANY ROUNDS AS NEEDED TO DETERMINE THE FINAL SALES PRICE.

WHOLE BOARD

THE WHOLE BOARD IS OFFERED TO ANYONE WISHING TO BUY ALL PROPERTIES WITHOUT RISKING THE LOSS OF ANY PROPERTIES. YOU MAY BID ON THE WHOLE BOARD AT ANY TIME. AT THE END OF THE SALE, WHICHEVER BOARD, MULTI-PAR BOARD OR THE WHOLE BOARD, HAS THE HIGHEST DOLLAR AMOUNT WINS THE FINAL BID.

AFTER THE MULTI-PAR BOARD ROUND 2 IS COMPLETED AND THERE HAVE BEEN NO MORE RAISES, THE AUCTIONEER WILL ANNOUNCE SOLD AND READ OFF THE HIGH BIDDER(S). THE BIDDER(S) WILL THE EXECUTE A UNIFORM SALES AND PURCHASING CONTRACT WITH THE OWNER AND AUCTIONEER/BROKER



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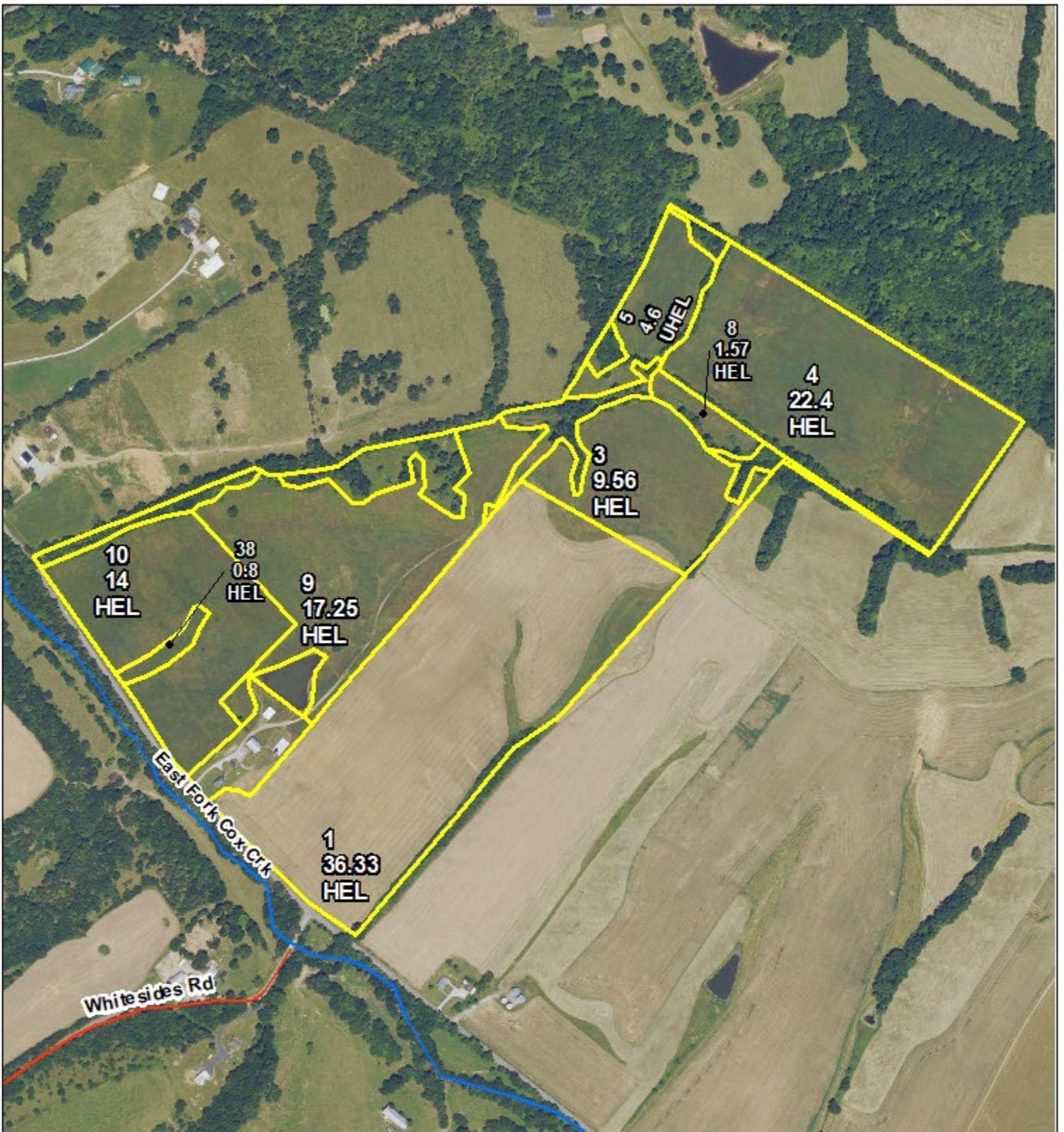
FARM EQUIPMENT AND TOOLS

- FORD TW25 TRACTOR 160HP
- CASE 930 COMFORT KING TRACTOR
- 1979 F700 FORD GRAIN BED WESTFIELD DEED AUGER
- 1987 F700 FORD WITH SCISSOR DUMP BED
- 1989 F350 FORD BUCKET TRUCK
- KAWASAKI MULE SIDE BY SIDE WITH ENCLOSED CAB
- JOHN DEERE 750 NO TIL GRAIN DRILL
- JM INNOVATIONS PICKUP 300 GALLON SPRAYER WITH 50' DOUBLE PLUMBED BOOM AND SCORPION FOAM MARKER AND SPRAY CONTROLLER
- BUSHHOG I-Z 3072 ZERO TURN MOWER WITH 73" DECK
- KILLBROS 385 13 TON GRAVITY GRAIN WAGON
- KILLBROS 385 13 TON GRAVITY GRAIN WAGON
- CASE IH 496 DISC HARROW WITH 18'7" SPREAD TIRES, FURROW FILLERS / SCRAPERS
- JOHN BLUE TOW BEHIND BOOM SPAYER A-7000
- BUSHHOG 8' 3PT BUSH HOG
- DUNHAM LEHR INC. 3PT 9 SHANK CHISEL PLOW 35
- INTERNATIONAL 5 BOTTOM PLOW 550
- GRADER BOX
- BUHLER FARM KING 3 PT F84HD TILLER
- NEW HOLLAND MANURE SPREADER
- TRANSCRAFT 40' FLAT BED TRAILER WITH FIFTH WHEEL COUPLER
- BELLTEC 3 PT POST HOLE DIGGER
- BRILLON 25' CULTIMULCHER
- 70" SKID STEER ROCK BUCKET
- 65" SKID STEER BUCKET SMOOTH
- 64" SKID STEER BUCKET W/ TEETH
- 61" BOBCAT GRAPPLER BUCKET
- 44" SKIT STEER FORKS
- VARIOUS WEEDEATERS, TOOLS AND YARD TOOLS



**FOR FULL LIST OF EQUIPMENT AND INFORMATION
VISIT WWW.AUCTIONGROUPS.COM**





March 06, 2025



United States Department of Agriculture
Farm Service Agency

Farm: 8915
Tract: 14051

Nelson County, KY

1:7,056



Crop Year: 2025

Legend

National_Wetland.SDE.wetlands
Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

hydro100k | ky179

street100k | ky179

GIS_KY.sde.clu_a_ky179

cropland_indicator_3CM, sap_crp

- CLU
- CRP

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

This map is for FSA program purposes only.



Terms and Conditions

On Behalf of the Estate of Inis L. Jones RE/MAX Group Auctioneers will be selling the following properties to the highest bidder regardless of price. Terms of the sale are; 10% Buyer Premium will be added to the final bid to determine the sales price. 15% Down the Day of the Sale with the balance of the Sales Price due to close within 30 Days of the Sale Date. All Properties are sold AS-IS WHERE - IS without expressed or implied Warranty. All information has been derived from sources believed to be reliable. Buyers or Buyers representative to determine all information prior to Bidding. All Sales Are Final. 15% deposit is non-refundable and will be returned to the buyer at the close of the property.

Personal property will be declared sold and the buyer will be responsible to secure the items and pay for them the day of the sale. 10% buyer premium and 6% KY Sales Tax will be added to each bid. All title vehicles will have to be transferred prior to removal from auction site. All property is sold As-Is as stated above. Any verbal terms and announcements the day of sale will take precedent over these terms and conditions.