

70 Beautiful Acres — Log Home Retreat — Lighted 3+/- Acre Spring Fed Lake
SAT., JULY 11TH - 10:00 A.M.

Directions: From Hwy. 231 Just North of Morgantown at the Aberdeen Grocery, Take Hwy. 79, 8/10 mile to Hwy. 70. Turn Right and Proceed 2.5 Miles to J. Tomes Road. Turn Left and Proceed to Property at the End of J. Tomes Road. Banners Posted.



Rustic Two-Story Log Cabin Retreat

◆ ◆ ◆ ◆
 10 x 40 Covered Front Porch

◆ ◆ ◆ ◆
 20 x 30 Detached Garage

◆ ◆ ◆ ◆
 10-Person Stone and Tile Breakfast Area



One of the most "out of the ordinary" places you will ever find in Butler County! There is so much fun, family living and recreational activities to be had here as any place you could ever imagine. Use it for a home, a weekend getaway, corporate or church retreat. Either way, it's an investment that will provide enormous amenities that will be immeasurable as to the costs. You've worked hard, you've earned it. So plan now to reward yourself and your family with this most unusual property. As memorable as it's been in the past, your next generation no doubt will feel the same. Come and see, we think you will agree. See you sale day!

Cabin Available For Inspection
 Wednesdays: July 1st & 8th
 4:00 P.M. to 6:00 P.M.
 Or By Appointment

≈

Equipment, ATVs, Guns & Personal Property Will Be Made Available For Viewing Morning of Auction

A BUTLER COUNTY LANDMARK...
 For Many Decades, Many of You Have Spent Hot Summer Days and Nights Fishing and Swimming at Hunt's Lake. The Opportunity Is Now Yours to Relive Those Memories and to Own This Beautiful Recreational Property. Plan Now to Capture Those Days Gone By. It's Going to Be Fun for You, Your Family and Your Friends!



Equipment: John Deere 2240 w/JD Loader & Bucket, Woods 208 Rotary Cutter, Honda Rancher ATV, Yamaha Big Bear ATV, Grasshopper 721D Mower, Club Car Precedent Series Electric Golf Cart, Woods Post Hole Digger, 7" Grader Blade, International 5' Disk, Lawrimore 12' Trailer, Stihl FS76 String Trimmer, Lincoln 225 Arc Welder, 100+ Lb. Anvil & Tools, 12' John Boat & Trailer, Clayburn 15" Tool Saddle, 3-Tier Saddle Stand, Garden Tools. **Furniture & Collectibles:** Brass Bed, Kettle, Dinner Bell & Stand, Lamps, Sofa, Two



Massaging Recliners, LG Commercial Smoker, Oak Table & Chairs, Wicker Rocker, Oak Bed, Rockers, Patio Furniture, Brinkman Grill, Cypress Furniture, Clawfoot Bath Tub, Upright Freezer, Willow Furniture, Cast Iron Stove, Waffle Irons, Flour Barrel, Well Buckets, Hoosier Cabinet, Hames, Dough Bowl, Harness Making Seat, Primitives, '31 Ford Truck Grill, Goose Coop, Trasher Sickle, Harness Making Seat. **Guns:** Iver Johnson Hammerless .32 Caliber Pat. 1893 (Blue), Iver Johnson Hammerless .32 Caliber (Nickel), Mossberg 835 Ulti-Mag 12 Ga. w/Turkey Choke, Remington 1100 20 Ga., CVA .50 Caliber In-Line Muzzleloader, Marlin 883 .22 Mag., Remington 700 ADL .243, Kincken Bocker 16 Ga., European Double Damascus Barrel (Hammered), Hopkins Single Barrel Shotgun.



JOE B. HOUCHENS • CHARLIE HILL • JOE B. HOUCHENS II
 Real Estate Brokers/Auctioneers • www.topdollarauctions.net
270-781-8013 • 1-888-812-1000



**TOP
DOLLAR
AUCTIONS**

REAL ESTATE MARKETING

P.O. BOX 70153

BOWLING GREEN, KY 42102-7153

PRSR STD
US POSTAGE
PAID
PERMIT NO. 137
BOWLING GREEN, KY

AUCTION

*70 Beautiful Acres — Log Home Retreat —
Lighted 3+/- Acre Spring Fed Lake*

SAT., JULY 11TH - 10:00 A.M.

80 J. Tomes Road
Butler County, Kentucky

A 7% BUYER'S PREMIUM WILL BE ADDED TO THE LAST BID TO DETERMINE CONTRACT PRICE OF REAL ESTATE ONLY
TERMS & CONDITIONS

(1). Ten Percent (10%) down day of sale with execution of the purchase agreement, with balance due on or before August 7, 2009. (2). Possession of the property shall be given with deed. (3). 2009 property taxes shall be prorated. (4). All property being sold "as is". Complete inspection of all property is encouraged prior to bidding. All sales are final and are not contingent on purchaser being able to secure financing during the contract period. (5). Announcements made day of sale take precedence over all prior advertising. All information gathered for this advertising is from reliable sources and is deemed correct, however, it is not guaranteed. Purchasers should avail themselves of the opportunity to make necessary personal inspection. (6). **PERSONAL PROPERTY:** Cash or Check w/Proper I.D. No Buyer's Premium on Personal Property.