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**TERMS: REAL ESTATE:** Non-refundable 10% down within 48 hrs. of auction ending via cash, good check, or wire transfer & close on or before 45 days. A 10% buyer's premium will be added to the final bid to determine final sales price. Property taxes paid by seller for 2023, buyer to pay 2024. **No contingencies - If you can't close don't bid.** **PERSONAL PROPERTY:** Accepted methods of payment are cash, cashier's check, wire transfer or local personal/business check (Must have I.D), OR Visa, MasterCard or Discover with a 3% processing fee in person (minimum processing fee of \$3). Personal and business checks will be verified for sufficient funds before items are removed from the auction site. All purchases that have not been paid by Thursday, Dec 14th at 3 P.M. CST will automatically be charged to the credit card used at registration, with a 4% processing fee (minimum processing fee of \$3). **See full terms & details upon registration.**

**BUYER'S PREMIUM:** 10% Buyer's Premium applies.

**SALES TAX:** Sales tax does NOT apply to real estate. KY Sales Tax (6%) will be added to the sale price, where applicable. Dealers, farmers or other exempt parties must provide proper documentation at pickup.

**AUCTIONEER'S NOTE:** These facilities would cost a lot to build or replace, and we feel this property can offer a tremendous value for someone wanting to get into or to expand in this business. Get online and get bidding at your price!

View Online or Preview at OPEN HOUSE Saturday, December 9th from 10 A.M. to 12 NOON CST.



Low Minimum Reserve Bid on the Real Estate of only \$525,000. Equipment is Selling Absolute with No Reserve Prices!

# POULTRY PRODUCTION FACILITIES ONLINE ONLY AUCTION!

ENDING TUESDAY, DECEMBER 12TH AT APPROX. 6 P.M. CST

Low Minimum Reserve Bid on the Real Estate of only \$525,000. Equipment is Selling Absolute with No Reserve Prices!



(4) Commercial Chicken Houses w/ Control / Generator Room and All Related Fixtures for Chicken Production, Plus Shavings / Equipment Shed, (2) Chicken Litter / Compost Barns – All on 27.99 Acres m/l to be Offered as 1 Unit. This Poultry Farm is Already Set Up & Appears Ready for Immediate Operations! Also, Ford Litter / Spreader Truck, Kinze 4-Row Corn Planter, New Holland Hay Tedder, Rossi Hay Rake, New Idea 2 Row Corn Picker w/ Sheller Attachment, (2) Wagon Running Gears, (2) Hay Forks, Pallet Fork Attachments & More!

**Auction held for Michael Janes (Real Estate) & Barney Janes (Equipment)**

COORDINATING AGENT: LOGAN SANDUSKY 270-634-3046

HOW TO BID: BID ONLINE BY CLICKING THE ONLINE BIDDING LINK AT

[www.GoldenRuleAuction.com](http://www.GoldenRuleAuction.com)

You can manually bid each time or conveniently use the Maximum Bid feature & let the computer automatically bid for you in increments just over the next highest bidder or until it reaches your max bid.

PLEASE FOLLOW THE PROMPTS TO REGISTER BY CLICKING THE ONLINE BIDDING LINK & OBTAINING A USER NAME & PASSWORD ALONG WITH SECURED CREDIT CARD REGISTRATION FOR AUTHENTICATION. THEN GET READY TO BID!

**LOCATION:** Property is in the Milltown Community of Adair County at the end of Lewis Garrison Rd, Columbia, KY. AUCTION BANNERS POSTED.

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