



DESCRIPTION OF IMPROVEMENTS:

- (4) Commercial Chicken Houses 43ft x 500ft. Per owner, units were built heavy duty at time of construction and offer the following features: *Larger & heavier duty fans to ensure quality air flow & efficiency *80ft re-circulating cooling cells w/ larger pumps* Dual feed lines *Center brood set-up w/ curtains to separate into thirds w/ additional heaters in brood chamber * Stationary 10ft long tube heaters *Slightly taller sidewalls to allow access for tractor & cleaning equipment.
- Control Room - 15ft x 40ft w/ SJ-125 Stateline Power Generator, electric & water controls, and full bathroom w/shower. Heavy duty electric and 4-inch water meter ran to property.
- Shavings Barn - 40ft x 80ft w/ (1) 24ft x 80ft lean-to equipment shed & (1) 16ft x 80ft lean-to shed.
- Litter Barn, 40ft x 100ft, truss constructed w/ concrete floor.
- Compost Barn, 32ft x 40ft, truss constructed.
- Propane gas has previously been used; however, the existing propane tank is on neighboring property and the new owner will have to make own arrangements for propane gas.
- Beautiful 27.99 Acres, m/l, mostly cleared land, currently in grass—could easily be used for crops. Lays mostly level—could be used for expansion. Excellent building locations! Large solid graveled area up front with service roads between houses.



SEE FULL DETAILS AND MULTIPLE PHOTOS ONLINE @ www.GoldenRuleAuction.com



PICK UP LOCATION: Milltown Community of Adair County, at the end of Lewis Garrison Road, Columbia, KY 42728.

PICKUP DATE: THURSDAY, December 14th from 12 Noon to 3 PM CST by appointment through signupgenius - Loader Tractor Available.

Golden Rule – Wilson, absolutely DOES NOT provide shipping, items to be picked up on location. Removal of items, moving, loading, transporting, etc. are the sole responsibility of the purchaser.

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

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DYNAMIC SOFT CLOSE: Golden Rule – Wilson Real Estate & Auction #1, LLC's (Hereinafter referred to as Golden Rule – Wilson, LLC) Online Auctions are timed events and all bidding will close at specified time. Golden Rule – Wilson's online auctions also have an auto extend feature. If a bid is placed in the final 3 minutes of an auction, the close of the auction will be automatically extended 3 minutes from the time the bid was placed. Example: if an auction scheduled to close at 6:00 receives a bid at 5:59, the close time will automatically extend 6:02. The auto extend feature remains active until no further bids are received within a 3-minute time frame. 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.

