



Terms: Seller reserves the right to accept or reject any and all bids. Real Estate and Equipment will be sold "AS-IS" without warranties of any kind. **Real Estate** - 10% down payment on day of sale. Balance due upon delivery of deed within 30 days from day of sale. Possession upon delivery of deed. Seller will furnish survey, deed and owner's title insurance. Survey plat prepared by Alexander Land Surveying, Inc. **Equipment** - Cash or good check day of auction. All information contained in this brochure is believed to be correct, but not guaranteed. Announcements made by the Auction Company on day of sale supersede any printed material.



A FAMILY SERVING YOUR AUCTION NEEDS SINCE 1939

AUCTION KING

SATURDAY • MAY 16 • 10:00 AM

**94± Acres • 7 Tracts
Farm • Equipment
170 Rabbit Trail Rd, Leoma, TN
6 Miles South of Lawrenceburg**



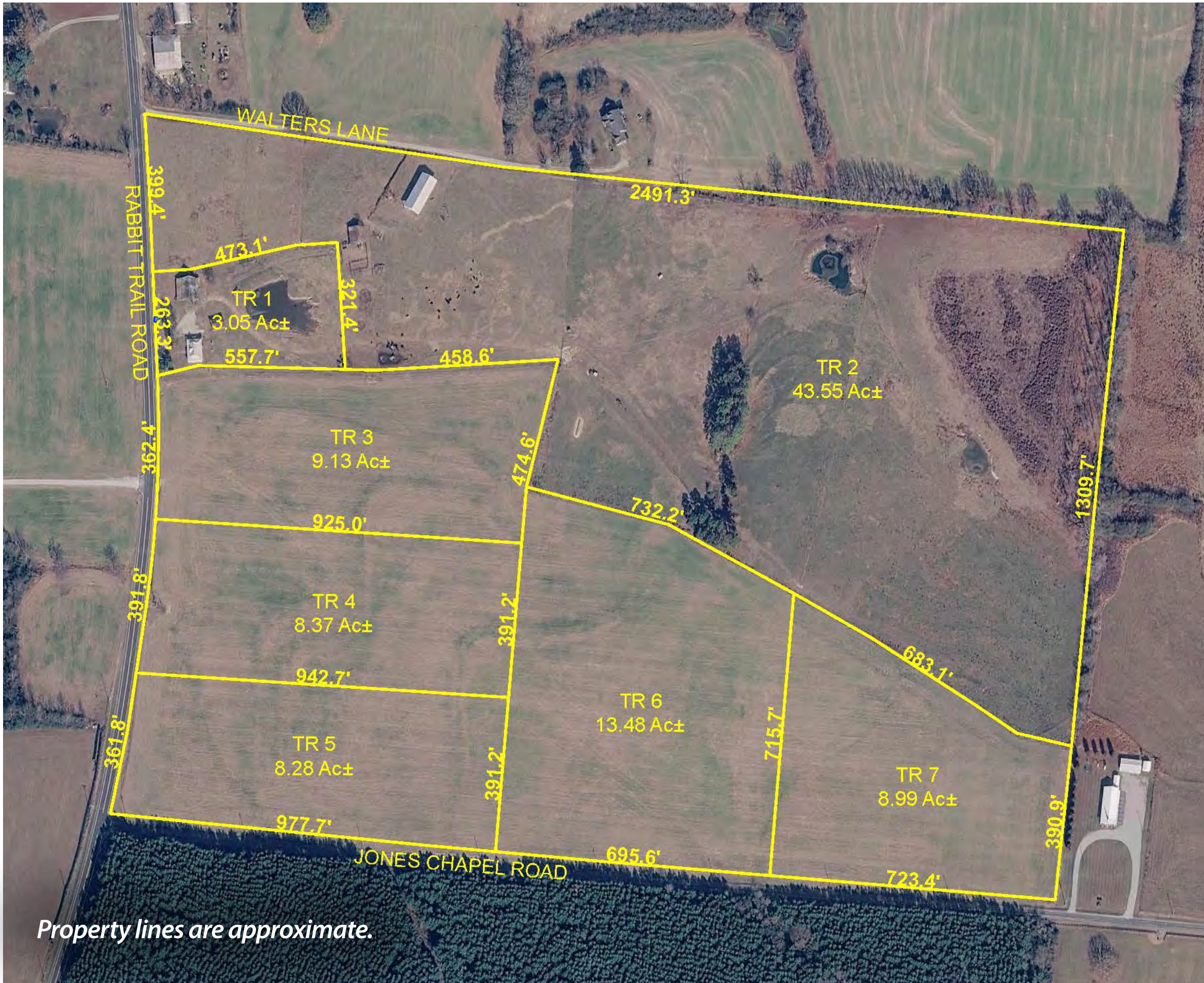
KING
REALTY & AUCTION CO., INC.
256-766-9600
KINGREALTYANDAUCTION.COM
e-mail: henryking@bellsouth.net • website: kingrealtyandauction.com

Directions: From the intersection of Hwy 43 and Hwy 64 bypass, go south on Hwy 43 for 3.4 miles. Turn left (south) on Rabbit Trail Rd and go 1.5 miles to property on the left.

www.kingrealtyandauction.com

Please visit our website at www.kingrealtyandauction.com for link to the auction.

HENRY J. KING, BROKER (AL #5403 • TN #6919) • PAUL L. KING, III (AL #5354 • TN #7184) • 401 S. PINE STREET, FLORENCE, AL 35630



Property lines are approximate.

Sellers: Mikey and Norma Williams

OPEN HOUSE
Sunday, May 10,
1:00-3:00 PM

REAL ESTATE SELLS AT 10 AM FOLLOWED BY THE FARM EQUIPMENT

Real Estate: This 94.85 ± acre farm lies just south of Hwy 43 in Leoma. The farm has an abundance of road frontage, fronting 1,778ft ± on Rabbit Trail Rd., 2,396ft ± on Jones Chapel Rd., and approximately 1,000ft ± on Walters Lane. Approximately half of the farm is fenced and has been used as a cattle operation with the other half being in row crop production. The property also includes a 3-bedroom, 2-bath farmhouse built circa 1919. The home was updated with a new roof, septic, electrical, plumbing and windows 5 years ago. There are several barns and ponds on the property including a 40ft x 96ft pole barn. There are public water and electricity along Rabbit Trail Rd. and Jones Chapel Rd. and natural gas along Rabbit Trail Rd. This property offers an excellent opportunity to own acreage in a great location in southern middle Tennessee. **Property will be offered in 7 tracts, combinations, and again as one unit.**

Equipment: 1984 JD 4450 tractor with cab, quad-range transmission, 3 hydro outlets, 7736 hrs. (#RW44500H015167); 2010 JD 460M Silage RD Baler, twine/net wrap, 8323 rolls (#1E0460MSAKL462243); 2010 JD 7240 15 row planter (#A07240A100714); Kuhn GA7501+ Rotary Rake and a 1976 International 1700 Loadstar cab chassis truck showing 63K miles (running when parked 5+ years ago).