



AUCTION

MODINE ELLIS ESTATE

75 ACRES, HOUSE, BARN, PERSONAL PROPERTY

SAT., OCT. 24th - 10:00 A.M.

**LOCATED on Medlock Road, off of Ky. 37, near the Forkland Community
at the corners of Boyle, Marion and Casey Counties**



HOUSE: THIS HOME has 2,390 sq. ft. of living space with 3 or 4 bedrooms, 2 baths, large kitchen, huge den with fireplace, utility room, patio and porch, water and septic.

BARN: 36'x72' barn with concrete floor, loft and 14'x36' shed with concrete floor; 22'x30' concrete block shop with overhead door and upstairs apartment, 57'x42' feed barn with 14'x35' silo with a Patz silage feeder; 42'x42' metal barn

LAND: 75 ACRES of pasture land and woods, good grass, creek across the front, everlasting spring and lots of wildlife

PERSONAL PROPERTY: Ice Breaker wood stove, large screen T.V., refrigerator, bed, sofa, dresser, school desk, patio set, rocker, toys, desk, baby bed, weight machine, old wheelchair, lots of old chairs, cabinets, desks, pots, pans, many, many jars, bottles, green insulators, medicine bottles, stove jars, cups and saucers, mirrors, mantles, whiskey bottles, old cameras, Ball jars, Coke bottles, wheel barrow, antique seed cleaner, chicken nests, hand tools, lumber, siding, air tank, 3 P.T.H. seeder, bed liner, duck bill cart, lots of misc. items.

TERMS & CONDITIONS:

TERMS: Real Estate 10% day of sale, Balance within 30 days, Personal Property - Cash plus sales tax

TAXES: Paid by the seller for 2009.

POSSESSION: With deed.

There will be a 10% Buyer's Premium added to all real estate and personal property.



**FRED LANHAM
REAL ESTATE & AUCTIONS**

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