

ABSOLUTE REAL ESTATE AUCTION

20715 DAWSON SPRINGS ROAD • DAWSON SPRINGS, KY 42408

SATURDAY
JULY 19TH, 2025

10:00 AM



*Just steps away from 15,000 acres of hiking, fishing,
and outdoor adventures in **Pennyrile Forest State Park!***

PREVIEW DATE:
Mon., July 14th
3-5 pm

**5 BR HOME , GUEST HOUSE
SHOPS & BARN**

101 ACRES

IN 1 TRACT

**BORDERING
Pennyrile State Park**



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Real Estate & Auction **800.380.4318**

ALSO SELLING

- JOHN DEERE GATOR • SCAG ZERO TURN
- TRACTOR • YALE FORKLIFT
- & MUCH MORE!

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JOHN DEERE GATOR ■ SCAG ZERO TURN ■ TRACTOR ■ YALE FORKLIFT ■ FURNITURE ■ APPLIANCES ■ TOOLS ■ FARM IMPLEMENTS



HEAVY EQUIPMENT: John Deere Gator XUV 560E (2-Seater 4x4 w/Dump Bed, Roof, Windshield), Scag Zero Turn 61" Turf Tiger, Ford 601 Workmaster (Not Running), Massey Ferguson 231, Bush Hog 2400 QT Loader and New Perkins Diesel Engine, New Holland TN65 Synchro Command (1 Set of Remotes, Diesel, Front-Wheel Assist, ROPS, 1,734 Hours), Yale Ride-On Forklift (Model G83P-070-CFS, 3,689 Hours)

WORKSHOP TOOLS & EQUIPMENT: DeWalt and Black & Decker Corded Power Tools, 5 Rolling Toolboxes, Craftsman 10" Tilting Radial Arm Saw, Grizzly Jointer 220V, Grizzly Planer 220V w/Automatic Feeder, Saws, Hand Tools, 8" Grinder, Dollies, Pry Bars, Woodworking Table, Wood Pipe Vises, Portable Air Compressor, 22-Gallon, Chop Saw, Echo Blower, Stihl and Echo Weed Eaters, Tabletop Craftsman Bandsaw, DeWalt Chop Saw, Electric Walk-Behind Snow Blower, Grizzly 20" Planer, Grizzly Sawdust Blower, Custom-

Built Table Saw w/18 Ft. Table, Craftsman 10" Portable Table Saw, Industrial 12" Table Saw w/ 5 HP Motor 220V, Buffalo No. 18 1 HP / 1 PH Drill Press, Fuel Cans, Jack Stands, Rolled Insulation, New Shingles, 3 Pallets

FARM IMPLEMENTS: 6 ft. 3-Point Disc w/Hinged Rear Gang, 6 Ft. 3-Point Blade 3-Way, 3-Point Carry-All w/Tank, Bush Hog 5 Ft. Cutter Model 295, 3-Point Scoop, Wood-Framed Mounted Tugger Winch

FURNITURE: 4-Piece Bedroom Suite (Bed, Wardrobe, Nightstand, Dresser w/Mirror), 5-Piece Wood Bedroom Suite (Bed w/Mattress, 2 Nightstands, Wardrobe, Dresser w/Mirrors), 5-Piece Rustic Wood Bedroom Suite (2 Twin Beds w/Mattresses, Medium Dresser, 1 Nightstand, Large Dresser w/Mirror), Full-Size Bed w/Wooden Headboard and Mattress, Cedar Chest, Blue Fabric Lounge Chair, 2-Piece Living Room Suite (3-Cushion Couch, 2-Cushion Loveseat), 5-Piece Living Room Suite (Sectional Couch,

2 Recliners, 1 End Table, 1 Coffee Table), 4-Piece Wood End Tables (2 Rectangular Tables, 1 Oval Table, 1 Coffee Table), 1-Piece Wood End Table and Bookshelf, Wooden Display Stand w/ 5 Shelves, Wooden Framed Oval Mirror, 7-Shelf Entertainment Center w/Cabinet, Bookshelf Sets (3 Bookshelves w/8 Shelves, 1 Bookshelf w/ 2 Shelves), Mahogany Dining Room Table w/2 Leaves and 6 Chairs, Vinyl-Covered Wood Table w/6 Wooden Chairs, Rolling 3-Shelf Kitchen Island, 4-Glass Door China Cabinet w/3-Drawer Base, Wooden Buffet w/3 Drawers and 3 Doors, Mahogany Marble-Top Foyer Table, Mahogany Marble-Top Plant Stand, Hand-Carved Wooden Eagle

APPLIANCES: White Whirlpool 10 Cu.Ft. Refrigerator/Freezer, Frigidaire Silver 10 Cu.Ft. Refrigerator/Freezer, Whirlpool 4-Burner Stove w/Oven, Whirlpool 12-Cycle Washer, Whirlpool 8-Cycle Dryer, Hamilton Beach Microwave, Kelvinator Chest Freezer

OUTDOOR: Aluminum Boat 14 ft. Arkansas Traveler, 2 Sets of 6 Ft. Aluminum Ramps, 22" Murray Push Mowers, Yard Tools, Drum Pump, 20 Ft. Fiberglass Extension Ladder, Pull-Type Water Hose Reel, 4 Ft. Wide Fuel Tank, 25-Gallon Spray Tank w/Pump and Boom, Four 55-Gallon Drums Farm Diesel, Several Logging Claws

MUSICAL INSTRUMENTS & ELECTRONICS: Baldwin Piano w/Seat, Pioneer Stereo System (8-Track Player, CD Player, Cassette Player, 2 Tower Speakers), 42" Vizio 1080P Flat-Screen TV, 32" LG Flat-Screen TV, 32" Samsung Flat-Screen TV, Collier's Encyclopedia, The Bible Cassette Set

OFFICE & STORAGE: Rustic Wood 4-Drawer Desk, 4-Piece 2-Drawer Filing Cabinets, 1 Brown, 3 Beige, 11-Gun Homesafe Gun Safe, 4-Gun Wall Rack, 3-Piece Leather Antique Suitcases

EXERCISE EQUIPMENT: NordicTrack Treadmill C950 (3.0 CHP), Teeter Inversion Stand

TERMS & CONDITIONS

PROCEDURE: The property will be offered in one (1) individual tract.

BUYER'S PREMIUM: A 10% Buyer's Premium will be added to the final bid and included in the deed transaction sale price.

DOWN PAYMENT: 15% as down payment on the day of the auction with balance in cash at closing on or before 30 days. The down payment may be in the form of cashier's check, personal check, or corporate check. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.

CLOSING: Closing shall take place on or before 30 days from auction date.

REAL ESTATE TAXES: All 2025 ad valorem taxes will be prorated at closing

SURVEY: The property will be sold by a new survey. Buyer will be responsible for 50% of the cost of the new survey.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials is subject to the Terms and Conditions outlined in the Purchase Agreement. ANNOUNCEMENTS MADE BY THE AUCTION COMPANY AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL, OR ANY OTHER ORAL STATEMENTS MADE. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either

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Company make no warranty or representation, express or implied or arising by operation of law, including an warranty of merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall Seller or the Auction Company be liable for any consequential damages. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. The Seller and Auction Company reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the auctioneer are final.

NEW DATA, CORRECTIONS, AND CHANGES: Please arrive prior to scheduled auction time to inspect any changes, corrections, or additions to the property information.

PERSONAL PROPERTY TERMS: A 10% Buyer's Premium Will Be Added To The Final Bid And Included In The Sales Price. Full Settlement Date Of Sale. Check Or Cash Only.

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Personal Property Sells Directly After Real Estate

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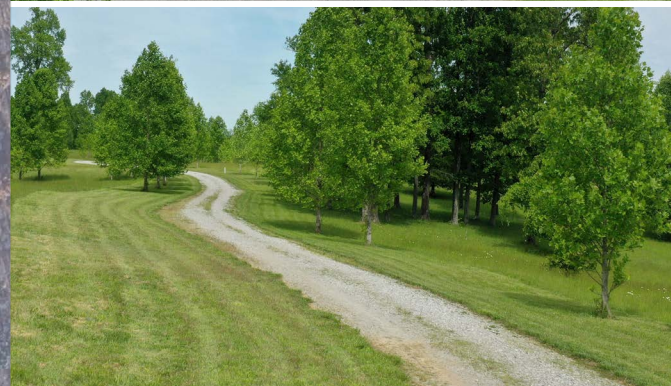
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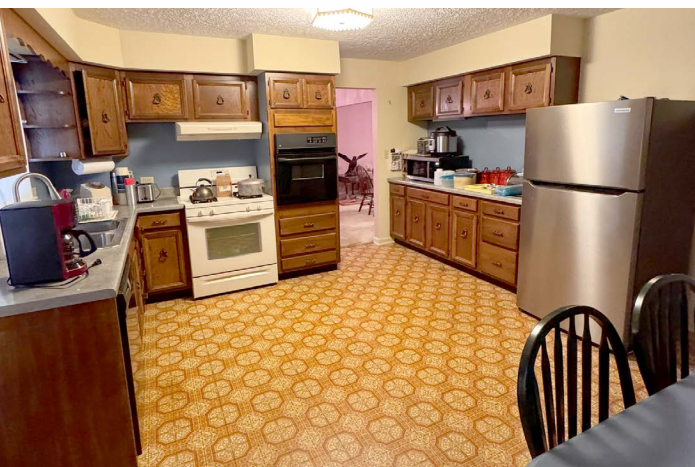


ESCAPE TO YOUR PERFECT RETREAT with this stunning 5-bedroom, 3-bath brick home nestled on 101 acres of picturesque countryside, bordered by the tranquil beauty of Pennyryle Forest State Park. Designed for both comfort and functionality, the main home features spacious living and family rooms, a formal dining area, and a gourmet kitchen complete with ample cabinetry, built-in GE oven, gas stove, dishwasher, and a cozy eat-in breakfast nook. The main level offers three bedrooms, including a luxurious primary suite with a private bath and standing shower, plus a guest bath with a double vanity. Additional highlights include a whole-house Kohler generator, 400-amp electrical service, a large utility room, and an inviting sunroom offering breathtaking views of the surrounding landscape.

Also on the property is a 2-bedroom, 1-bath guest home with a spacious **24'x30'** living area—perfect as guest quarters, a rental income opportunity, or your next renovation project. For the hobbyist or entrepreneur, the estate includes a **30'x40'** workshop, a massive **50'x90'** multipurpose building, and a **32'x105'** six-bay shed—ideal for equipment storage, creative pursuits, or agricultural use.

NATURE LOVERS WILL RELISH THE CLOSE PROXIMITY TO PENNYRILE FOREST STATE PARK, with 15,000 acres of pristine wilderness just steps from your door. Whether you're seeking a peaceful homestead, a family retreat, or a unique investment opportunity, this remarkable property offers the best of rural living with endless possibilities.

PREVIEW DATE: Monday, July 14th from 3-5 pm
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