

# Bolinger

REAL ESTATE & AUCTION

110 John Rives Road  
Hopkinsville, KY 42240  
270-632-8882  
BolingerRealEstate.com  
info@BolingerRealEstate.com

## APRIL 2023

| Sunday | Monday | Tuesday | Wednesday | Thursday | Friday | Saturday |
|--------|--------|---------|-----------|----------|--------|----------|
|        |        |         |           |          |        | 1        |
| 2      | 3      | 4       | 5         | 6        | 7      | 8        |
| 9      | 10     | 11      | 12        | 13       | 14     | 15       |
| 16     | 17     | 18      | 19        | 20       | 21     | 22       |
| 23     | 24     | 25      | 26        | 27       | 28     | 29       |
| 30     |        |         |           |          |        |          |

**\*\*SIMULCAST BIDDING\*\***  
**LIVE AUCTION** HELD AT THE  
MUHLENBERG AGRICULTURE &  
CONVENTION CENTER  
3705 ST RT 1380, POWDERLY, KY



**BEN  
BOLINGER**  
Broker/Auctioneer  
270.889.7848



**KELVIN  
DEBERRY**  
Realtor/Auctioneer  
270.604.2536



**VLENZO  
BLOUNT**  
Realtor  
270.305.6997



**SCOTT  
SANDERS**  
Realtor  
270.339.6841



**THURSDAY, APRIL 6TH  
6:00 PM CST**

**Bolinger**  
REAL ESTATE & AUCTION

BOLINGERREALESTATE.COM

HOPKINSVILLE, KY | 270.632.8882 | INFO@BOLINGERREALESTATE.COM

**LIVE AUCTION** HELD AT  
THE MUHLENBERG AGRICULTURE &  
CONVENTION CENTER  
3705 ST RT 1380, POWDERLY, KY

**SIMULCAST BIDDING AVAILABLE AT  
BOLINGERREALESTATE.COM**

**380+/-  
Acres**

**ALONG KY-1163 &  
CARTER CREEK ROAD  
GREENVILLE, KY**

**LAND AUCTION**  
— Thursday, April 6th 6:00pm CST —  
**5 TRACTS & COMBINATIONS**



# ABSOLUTE LAND AUCTION

## 380 +/- ACRES

### 5 TRACTS & COMBINATIONS

TRACT 1: 51 +/- Acres

\*Boundaries are Approximate

1 LARGE POND & MAJORITY IS FENCED



BEAUTIFUL  
BUILDING SITES!

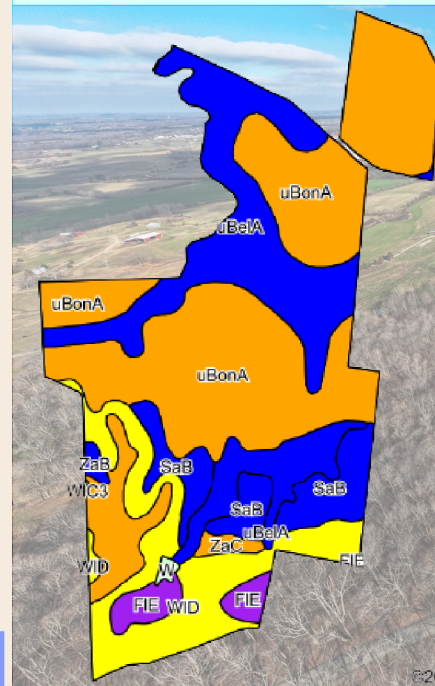
TRACT 2: 212 +/- Acres



2 HAY SHEDS: 60x24 & 60x36; 70x82 LIVESTOCK BARN; 30x22 STORAGE SHED

EXCELLENT MUHLENBERG COUNTY CROPLAND!  
TILED FARM LAND! MARKETABLE TIMBER!

PRE-BIDDING STARTS MARCH 30th ONLINE  
**BolingerRealEstate.com**  
Auction Contact: Ben Bolinger 270.889.7848 or 270.632.8882



Area Symbol: KY631, Soil Area Version: 20

| Code             | Soil Description                                               | Acres  | Percent of field | Non-Irr Class Legend | Non-Irr Class *c |
|------------------|----------------------------------------------------------------|--------|------------------|----------------------|------------------|
| uBonA            | Bonnie silt loam, 0 to 2 percent slopes, occasionally flooded  | 171.32 | 43.9%            |                      | IIIw             |
| uBeLA            | Belknap silt loam, 0 to 2 percent slopes, occasionally flooded | 94.20  | 24.2%            |                      | IIw              |
| WID              | Wellston silt loam, 12 to 20 percent slopes                    | 56.06  | 14.4%            |                      | IVe              |
| SaB              | Sadler silt loam, 2 to 6 percent slopes                        | 32.45  | 8.3%             |                      | IIe              |
| ZaC              | Zanesville silt loam, 6 to 12 percent slopes                   | 21.27  | 5.5%             |                      | IIIe             |
| FIE              | Fronsdorf-Lenberg complex, 20 to 30 percent slopes             | 11.67  | 3.0%             |                      | VIe              |
| ZaB              | Zanesville silt loam, 2 to 6 percent slopes                    | 1.88   | 0.5%             |                      | IIe              |
| W                | Water                                                          | 1.09   | 0.3%             |                      |                  |
| WIC3             | Wellston silt loam, 6 to 12 percent slopes, severely eroded    | 0.06   | 0.0%             |                      | IVe              |
| Weighted Average |                                                                |        |                  |                      | *.               |

TRACT 3: 74 +/- Acres

\*CROP LAND



\*Boundaries are Approximate

TRACT 4: 10 +/- Acres

\*CROP LAND



\*Boundaries are Approximate



\*Boundaries are Approximate

\*MARKETABLE  
TIMBER!

TRACT 5: 33 +/- Acres

\*KY ST HWY-1163

**B** Terms and Conditions: This property will be offered in five (5) individual tracts, combinations or as a total 380 +/- acre unit. 5% BUYER'S PREMIUM! 10% down payment and closing in 45 days. Property will sell Absolute with the high and final bid(s). YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING. Selling "AS IS, WHERE IS." ANY ANNOUNCEMENTS MADE BY THE AUCTION COMPANY AT THE AUCTION PODIUM DURING THE TIME OF THE SALE TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL, OR ANY OTHER ORAL STATEMENTS MADE. See Our Website at BolingerRealEstate.com for full Terms & Conditions.