

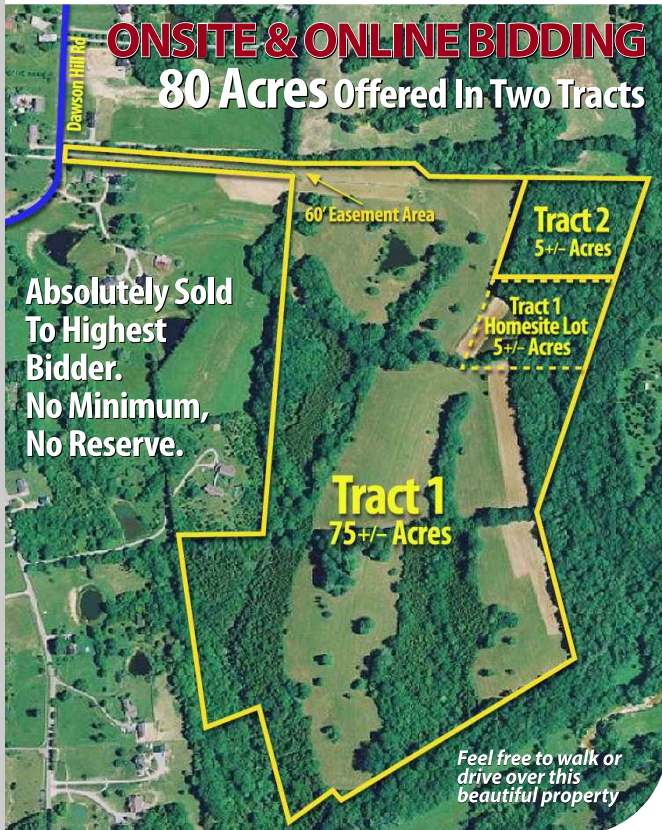
ABSOLUTE AUCTION

 ProgressiveAuctionGroup.com

8401 Dawson Hill Road
Louisville, Kentucky

Saturday • Oct 29th • 10 am

ONSITE & ONLINE BIDDING
80 Acres offered In Two Tracts



Absolutely Sold To Highest Bidder. No Minimum, No Reserve.

Tract 1
75+/- Acres

Tract 2
5+/- Acres

Tract 1 Homestead Lot
5+/- Acres

60' Easement Area

Feel free to walk or drive over this beautiful property



Make plans now to join the **Progressive Auction Group** on **Saturday, October 29th at 10 pm** for an exceptional absolute auction on this outstanding property (**80 acres** offered in two tracts) located at 8401 Dawson Hill Road, Louisville, Kentucky, owned by the Edgar Culbertson Estate.

This pristine unspoiled property is dedicated as a Nature Sanctuary & Preserve, and offers two individual 5 acre homebuilding tracts as part of sale that provide peaceful, sanctuary-quiet country living within just 10 minutes of the Gene Snyder Freeway.

Call Murray McCandless (270-872-7507), Steve Henry (270-392-5325), or Steve Cherry (270-392-5258) for information or special Showing Appointment of property. For more details on this auction property and special Conservation Easement information please visit: ProgressiveAuctionGroup.com

Simultaneous Online Bidding:

Bids for the real estate may be made live, in person, at the auction site Saturday, Oct. 29th, at 10 am. **Bids may also be submitted online at ProgressiveAuctionGroup.com.** All bids will be kept live and updated online. Bidding will conclude when no additional live or online bids are made at live auction Saturday, Oct. 29th, at 10 am. For online bidding info, terms and conditions please visit www.ProgressiveAuctionGroup.com and click "online bidding".



Directions: From **Gene Snyder**, Exit Billtown Road (Exit #19), drive South .9 miles to Seatonville Rd (KY 1819). Turn **LEFT** onto Seatonville Road (KY 1819) and drive 2.1 miles to Dawson Hill Road. Turn **RIGHT** onto Dawson Hill Road, drive .7 miles to property on the left. Signs Posted! From **Taylorsville Road**, Drive **SOUTH** on Taylorsville Lake Road for 1.2 miles to Routt Road, Turn **RIGHT** onto Routt Road and go 3.7 miles to Brush Run, Turn **RIGHT** onto Brush Run, and go 2.3 miles to Dawson Hill Road, Turn **LEFT** onto Dawson Hill Road, drive .7 miles to auction site. Signs Posted!



TERMS & CONDITIONS: 10% down Day of Auction with balance due on or before December 29th, 2011 with closing at the offices of Eddins-Domine Law Group (Kevin Fiet, attorney). Possession of Real Estate the day of closing. 2011 Real Estate Taxes shall be prorated between the Buyer and Seller through the date of closing. A 10% Buyers Premium will be added to the final bid in order to determine the overall contract price on Real Estate Only. Bidders shall satisfy themselves as to condition, quality and description of property before bidding. All information and descriptions are believed to be correct, however, no warranties are given for accuracy. Property sold "as-is-where-is", without warranties expressed or implied. Announcements made the day of Auction shall take precedence over any advertisements.

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AUCTION CONCEPTS USA

2435 Fitzgerald Industrial Drive
Bowling Green, Kentucky
Phone: 270-780-0200

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