

NEW



Buckner Hill Road Cropland and Pastureland Farm

118.43 +/- Acres | Green County, KY



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The above information is from sources deemed reliable, however the accuracy is not guaranteed.
National Land Realty assumes no liability for error, omissions or investment results.



PROPERTY SUMMARY

This property is being sold at auction on line and on site. The on site auction will be held on August 26th @ 10:00 am at the Green County Extension Service Building located in Greensburg, KY. The on line simulcast bidding will be conducted on NationalLand .com. Approximately 118.43 +/- acres located in south central Kentucky near Greensburg. A mixture of creek bottom cropland with pastureland and woods. There is an older 2 story home that needs renovating and could be used as a hunting cabin. The property will be offered as a whole and also in tracts. The property has a new survey.

Terms: There will be a 10% Buyer's Premium added to the final bids to determine the final sale price. The balance will be due within 45 days of the auction. All buyer's are required to have an up to date bank letter stating they have sufficient funds to cover the down payment. This property will be sold subject to the owner's final approval. For terms and conditions and bidding registration go to auctions.nationalland.com



ADDRESS

946 Buckner Road
Greensburg, KY 42743

LOCATION

Take Hwy 88 in Greensburg to Akin Road

ACREAGE BREAKDOWN

Cropland 50

Pasture 40

Woods 28

PROPERTY HIGHLIGHTS

- A must see one of a kind property.
- Unmatched for its beauty and serenity.
- Scenic rolling hills and valleys.
- Income producing crop, livestock and timber opportunity.
- A multitude of opportunities awaits you.
- Good for crop and livestock farming with an abundance of water.
- Home to a vast array of wildlife including deer and turkey.
- Some mature timber that is ready to harvest.
- Close to local amenities yet offering a sense of remote privacy.
- Nice mix of level and sloping topography
- Wide creek that follows the border of the property.
- Frontage on county roads



nationalland.com/listing/buckner-hill-road-cropland-and-pastureland-farm





The Buckner Hill Cropland and Pastureland Farm consisting of 118.43+/- acres located in Green County, KY is being offered at auction both live and by online bidding. The Live Auction will take place on Saturday, August 26th, beginning at 10:00 a.m CST at the Green County Extension Service Building located at 298 Happyville Road, Greensburg, KY 42743.

Online pre-bidding will begin on Saturday, August 19th at 1:00p.m. Online bidders will also be able to bid on the day of the sale through simulcast.

The property will be offered in Eight Lots during Pre-Bidding. All lots except for Lot 2 (Tract 1 – House & 1.4 Acres) will be offered on a per acre basis. Lot 2 will be offered in a lump sum amount.

The Live Auction will begin with the entire tract being offered. After the initial offering of the entire tract, Tract #1 will be offered separately as a lump sum bid. The remaining tracts will be offered as a bidder's choice. Bids will be taken on a per acre basis with the highest per acre bid having the tract(s) of their choice. This process will take place until all tracts have a bid.

- Tract #1 - 1.43+/- Acres & House
- Tract #2 - 8.94+/- Acres
- Tract #3 - 7.54+/- Acres
- Tract #4 - 6.7+/- Acres
- Tract #5 - 41.95+/- Acres
- Tract #6 - 37.42+/- Acres
- Tract #7 - 14.45+/- Acres

Winning bidders or bidder will be required to provide a 10% nonrefundable deposit the day of the sale. Close of property will be within 45 days. Purchasers of the property can take immediate possession upon closing.

All boundaries shown on photos and videos are for illustrative purposes only and are not guaranteed to be accurate.

There is a 10% Buyers Premium. This Premium will be in addition to the acceptable successful bid amount.

Seller will retain 49% of the mineral rights. There is a non-producing oil well located on the property.

All auction registration will close at 9:30 CST on August 26th, 2023. Online Bidders will need a reliable internet source to complete bids online. All final bids must be approved by Seller.



**NATIONAL
LAND
REALTY®**
AUCTIONS

AUCTION TERMS AND CONDITIONS

National Land Realty through its Broker Dwight Butler and Auctioneer Todd Akridge have contracted with the "Seller" Michael Driver to offer to sell at public auction certain real property. National Land Realty includes but is not limited to its agents, auctioneers, brokers, contractors, and employees. These following terms, plus any additions, deletions and/or revisions announced by National Land Realty or its Auctioneer before the commencement of the auction, represent the exclusive terms for the Auction.

1. **AUCTION FORMAT:** This is a minimum reserve auction and will be presented live and simulcast through National Land Realty. The decision of National Land Realty is final regarding all matters that arise during or after the auction. National Land Realty reserves the right to preclude anyone from bidding if there is any question as to the potential Bidder/Buyers credentials, fitness to bid or ability to perform. Bidder shall not retract any bid.
2. **REGISTRATION:** Auction registration will be through National Land Realty. Full description of the registration process will be detailed in the Property Auction Packet, through its website of www.nationalland.com or a representative of National Land Realty.
3. **AGENCY:** National Land Realty is acting as an agent for the Seller. No third-party broker is acting as a sub-agent of National Land Realty.
4. **PROPERTY:** The property is described in the Property Auction Packet, a copy which is available from National Land Realty through a representative or its website of www.nationalland.com.
5. **CONDITIONS:** The property will be offered for sale and conveyed subject to all conditions, covenants, deeds, easements, reservations, rights of way, title exceptions and matters of record. All boundary lines noted in aerials, maps or pictures shall be considered estimates and not relied on as legal documents or descriptions and are provided as a courtesy to bidders. Total acreage is an estimate from county tax records unless a certified survey has been provided through the Property Auction Packet. National Land Realty and Seller do not guarantee, represent, or warrant their accuracy or completeness. If the property contains any buildings/structures built prior to 1978, it may contain lead-based paint. This information will be disclosed in the Property Auction Packet and any disclosures will be executed with a Sales Contract.
6. **POSSESSION:** Possession will be granted at closing October 9, 2023 or such other date agreed to by all parties. Possession will be subject to lease (if any).
7. **DUE DILIGENCE:** All bidders shall make an informed decision about the auction and the property before making a bid. Bidder shall obtain professional advice and conduct any due diligence on the Property, TBD Title Commitment/Report (**available through National Land Realty**), information contained in the Property Auction Packet, public records, Terms of Auction, Sales Contract (**copy available through National Land Realty**) and all circumstances, defects, facts, issues, problems, or other relevant matters. Collectively known as property issues. All information provided by National Land Realty was provided by the Seller and believed to be accurate, but neither National Land Realty or the Seller guarantees, represents or warrants its accuracy or completeness and Bidder should not rely upon it without independent inspection and verification from sources Bidder knows to be reliable.
8. **APPROVAL OF BIDS:** Final sale is subject to Seller's approval or rejection of all bids.

9. **DEPOSIT:** Buyer shall pay 10% of the auction sales price as a non-refundable deposit to the escrow Account of Nathan Williamson, Attorney, Closing Agent. This payment is due upon the execution of the Sales Contract. If for any reason Buyer fails to timely execute the Sales Contract or pay the deposit, Seller has the sole discretion to (A) Pursue all legal and equitable remedies against the Buyer, or (B) Declare Buyer's bid to be immediately forfeited, null and void, without any requirement of notice and immediately re-sell the Property to another Buyer.
10. **SALES CONTRACT:** This is a CASH SALE and not contingent upon any matter, including Buyer obtaining financing. Immediately upon the Seller's acceptance of a final bid, the highest bidder will execute a real estate purchase contract (**which shall be available for all registered bidders prior to Auction**) with the Seller through National Land Realty. The Terms of the Auction are incorporated into the Sales Contract which defines the entire agreement between the Seller and Buyer. Buyer shall execute the Sales Contract and no additions, deletions or revisions shall be permitted.
11. **TITLE:** The Title Examination and Title Insurance will be used as evidence of marketable title with the cost of the premium to be paid by the Buyer.
12. **CLOSING:** The balance of the purchase price will be payable at closing by guaranteed funds or by wire transfer at the direction of Nathan Williamson, Attorney, the closing agent. The cost of any escrow closing service will be equally split between the Buyer and Seller. Closing will be on October 9, 2023
13. **CONVEYANCE:** Unless otherwise specified, conveyance of the Property shall be made to Buyer by General Warranty Deed, in fee simple absolute.
14. **BUYER'S PREMIUM:** Buyer will be responsible for a Ten (10%) Buyer Premium upon the acceptance of any successful bid. The premium will be in addition to the acceptable successful bid amount. (For Example – A successful bid of \$100,000 will be a total sales amount of \$110,000).
15. **PRE-AUCTION OFFERS:** If an acceptable offer is submitted to the Seller during the Marketing Period, the Seller reserves the right to cancel the Auction at their discretion.
16. **GOVERNING LAW:** Any Auction matter and the Sales Contract shall be governed by the laws of Kentucky.
17. **DISCLAIMER:** Participation in the Auction is a Bidder's sole risk and the Seller and National Land Realty including their agents, auctioneer, contractors, and employees shall have no liability on any basis. The Property will be offered in **AS IS, WHERE IS** condition. Seller and National Land Realty unconditionally disclaim any guarantee, representation, or warranty of every kind, whether expressed, implied or statutory, whether oral or written, whether past, present, or future with respect to all Property Issues, except those provided in the Terms of Auction and the Sales Contract.
18. **ANNOUNCEMENTS:** The information contained herein has been obtained from the Seller and other sources deemed reliable. National Land Realty has no reason to doubt its accuracy but will not guarantee it. The Seller, National Land Realty and its Auctioneer assume no liability for omissions to, corrections or withdrawals of such information. Prospective Buyer should verify all information contained herein and in the Property Auction Packet. All Prospective Buyers are urged to fully inspect the property, its condition and to rely on their own conclusions. The Property is sold **AS IS, WHERE IS**. Any and all warranties including fitness for any particular purpose and are hereby expressly disclaimed. In no event shall Seller, National Land Realty or its Auctioneer be liable for any consequential damages. ANY ANNOUNCEMENTS MADE ON AUCTION DAY BY NATIONAL LAND REALTY OR ITS AUCTIONEER, WILL TAKE PRECEDENCE OVER ANY PRIOR WRITTEN, PUBLISHED, OR VERBAL INFORMATION PROVIDED OR STATED.

KRS NOTE: 178.025 Road presumed established — Presumption of width and area of public road right-of-way.

1. Any road, street, highway, or parcel of ground, dedicated and laid-off as a public way and used without restrictions on a continuous basis by the general public for fifteen (15) consecutive years, shall conclusively be presumed to be a public road.

2. In the absence of any record, the width of a public road right-of-way shall be presumed to extend to and include that area lying outside the shoulders and ditch lines and within any landmarks such as fences, fence posts, cornerstones, or other similar monuments indicating the boundary lines.

3. In the absence of both record or landmark, the right-of-way of a public road shall be deemed to extend to and include the shoulders and ditch lines adjacent to said road and to the top of cuts or toe of fills where such exist.

Effective: July 12, 2006

History: Amended 2006 Ky. Acts ch. 236, sec. 1, effective July 12, 2006. — Amended 2004 Ky. Acts ch. 61, sec. 2, effective July 13, 2004. — Created 1966 Ky. Acts ch. 108, secs. 1 to 3.

OWNER'S CERTIFICATION

I do hereby certify that I am the owner of record of the property shown hereon, and do hereby adopt this survey.

TRACT 1

LINE	BEARING	DISTANCE
L1	S 15°17'53" W	43.88'
L2	N 89°34'11" W	72.70'
L3	S 86°17'39" W	79.77'
L4	S 86°22'00" W	35.73'
L5	N 88°53'48" W	75.03'
L6	N 11°42'06" W	205.29'
L7	N 40°59'14" E	46.17'
L8	N 80°05'26" E	175.32'
L9	S 27°24'35" E	245.91'

TRACT 3

LINE	BEARING	DISTANCE
L11	N 88°42'15" W	36.37'
L12	N 87°46'50" W	31.54'
L13	N 85°48'58" W	25.17'
L14	N 79°01'14" W	31.65'
L15	N 77°55'51" W	64.47'
L16	N 72°44'59" W	25.51'
L17	N 59°22'06" E	115.50'
L18	N 67°50'51" E	84.06'
L19	N 73°49'05" E	86.31'
L20	N 37°38'36" E	54.72'

TRACT 4

LINE	BEARING	DISTANCE
L21	N 74°50'13" E	294.89'
L22	N 29°05'21" E	128.74'
L23	N 80°38'33" E	52.69'
L24	N 77°26'07" E	250.45'
L25	N 72°48'40" E	85.57'
L26	N 65°33'39" E	80.71'
L27	N 54°08'25" E	26.40'

TRACT 5

LINE	BEARING	DISTANCE
L43	N 15°51'18" E	48.35'
L44	N 09°23'04" E	9.41'
L45	N 74°50'13" E	244.97'
L46	N 29°05'21" E	131.79'
L47	N 80°38'33" E	75.43'
L48	N 77°26'07" E	247.03'
L49	N 72°48'40" E	80.38'
L50	N 65°33'39" E	72.54'
L51	N 54°08'25" E	38.18'
L52	N 60°38'28" E	197.26'
L53	S 65°13'18" E	43.39'
L54	S 32°24'08" W	52.03'
L55	S 58°24'47" W	74.22'
L56	S 34°56'13" W	63.16'
L57	S 22°49'19" W	75.77'
L58	S 02°48'37" E	37.64'
L59	S 42°42'51" W	41.14'
L60	S 45°01'55" W	46.44'
L61	S 03°11'01" W	17.92'
L62	S 36°28'57" E	38.26'
L63	S 08°37'02" E	30.22'
L64	S 22°02'53" W	81.01'
L65	S 25°10'47" W	94.85'
L66	S 14°12'23" W	35.99'
L67	S 30°50'17" W	55.68'
L68	S 08°44'11" E	71.47'
L69	S 46°18'58" W	22.33'
L70	S 58°49'50" W	169.67'
L71	S 63°53'45" W	133.79'
L72	S 28°59'19" W	176.24'
L73	S 51°04'29" W	180.28'
L74	S 48°07'21" W	176.20'
L75	S 47°50'22" W	82.08'
L76	S 26°34'32" W	73.57'
L77	S 46°05'19" W	194.37'
L78	S 49°45'11" W	75.18'
L79	S 57°17'19" W	84.27'
L80	S 49°44'49" W	101.58'

TRACT 6

LINE	BEARING	DISTANCE
L101	N 09°23'04" E	33.77'
L102	N 02°28'23" W	19.77'

TRACT 7

LINE	BEARING	DISTANCE
L81	N 02°28'23" W	196.80'
L82	N 06°43'49" W	83.43'
L83	N 20°02'13" W	112.68'
L84	N 09°18'04" W	46.31'
L85	N 03°48'04" E	63.38'
L86	N 06°16'41" W	89.50'
L87	N 05°27'12" E	174.60'
L88	N 07°40'03" E	29.22'
L89	N 19°42'04" E	85.50'
L90	S 54°08'25" W	51.23'
L91	S 65°33'39" W	64.37'
L92	S 72°48'40" W	75.19'
L93	S 77°26'07" W	243.61'
L94	S 08°38'33" W	98.18'
L95	S 29°05'21" W	134.85'
L96	S 74°50'13" W	205.50'

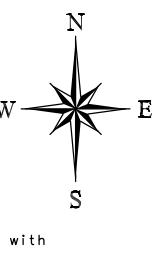
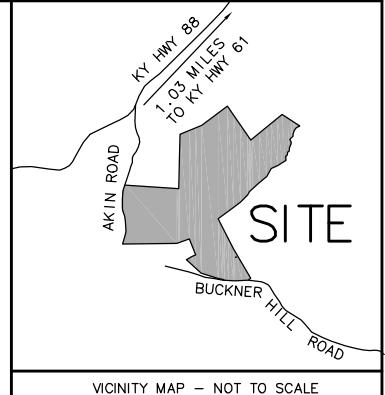
CERTIFICATION

I hereby certify that the survey depicted by this plat was done by persons under my direct supervision by the method of random traverse with sightings and is true and correct to the best of my knowledge and belief. The unadjusted precision ratio of the traverse was 1:21,229 and was adjusted. The survey as shown hereon is a Rural class survey and the accuracy and precision of said survey meets all specifications of this class.

Gregory H. Tungate, Surveyor
Kentucky #3997

Surveyor's Note: This survey does not constitute a title search by this surveyor and as a result the undersigned is not responsible for the investigation or independent search for easements, appurtenant easements or any other facts that an accurate and current title search may disclose.

GPS NOTE:
The survey shown hereon is based on GPS data collected by Miller, Tungate Land Surveying, LLC, using both Static and RTK methods with dual frequency Carlson BR6+ and BR7 receivers. Data was also collected using conventional EDM equipment. The Kentucky Single Zone Coordinate, NAD 83 was used for coordinate system. Acceptable positional tolerances were achieved by redundant measurements on all GPS control points.



LEGEND

- Iron Pin
(1/2 inch rebar 18 inches long, with cap marked TUNGATE 3997) set this survey unless otherwise noted.
- △ Unmarked point.
- Existing Iron Pin
(1/2 inch rebar)
- Iron Pin, set as Witness
(1/2 inch rebar 18 inches long, with blue cap marked WITNESS PT, PLS 3997)
- ◊ Corner is specified monument, located by bearing and distance from iron pin set as witness (1/2 inch rebar 18 inches long, with blue cap marked WITNESS PT, PLS 3997)
- ⊖ Existing Iron Pin and Cap
PHIPPS 2488
- ⊖ Existing Iron Pin and Cap
PETTIT 3327
- Existing Iron Pin and Cap
DABNEY 1069

TOTAL ACRES: 118.43

NOTES:

- The property shown on this plat is subject to all right-of-ways and easements whether implied or of record.
- Bearings are referenced to Geodetic North as observed by GPS on May 22, 2023.
- There is some fencing around the perimeter of this property. The boundary lines follow the general course of the fence in some places. In other places the fence may be on one side of the boundary or the other.
- No deed found for Akin Road. Evidence found along said road indicates that 30 feet has been given for road right of way. Property corners shown hereon along said road are 15 feet from center.
- No deed found for Buckner Hill Road. Evidence found along said road indicates that 30 feet has been given for road right of way. Property corners shown hereon are 15 feet from center. See KRS Note.
- There were no visible cemeteries, nor were we made aware of any existing cemeteries.
- The area shown hereon is a travel area with gravel, no deed found (time of this survey). Said area is not county maintained. Note: The area is shown on a 1960 historical aerial map.
- Easement for ingress and egress. See Plat Cabinet 1, Slide 14. Evidence indicates that 30' has been given for said ingress and egress.

Sources of title of record in the Green County Clerk's Office.		
Tract	Conveyed to, Date	Deed Book and Page Number
1, 2, 3	by deed dated November 28, 2022	part of "Boundary Two" Deed Book 267, Page 355
4, 5, 6, 7	by deed dated November 28, 2022	part of "Boundary Two" part of "Boundary Three" Deed Book 267, Page 355

SURVEY COMPLETED: AUGUST 10, 2023
DATE OF PLAT: AUGUST 23, 2023
THIS SURVEY COMPLIES WITH 201 KAR 18:150
MILLER, TUNGATE LAND SURVEYING, LLC.
202 BROOKSIDE AVE
CAMPBELLSVILLE, KY 42718
PHONE: (270) 465-2831 042MD23

SCALE: 1 INCH = 300 FEET



GRAPHIC SCALE

KRS NOTE: 178.025 Road presumed established — Presumption of width and area of public road right-of-way.

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Effective: July 12, 2006

History: Amended 2006 Ky. Acts ch. 236, sec. 1, effective July 12, 2006. — Amended 2004 Ky. Acts ch. 61, sec. 2, effective July 13, 2004. — Created 1986 Ky. Acts ch. 108, secs. 1 to 3.

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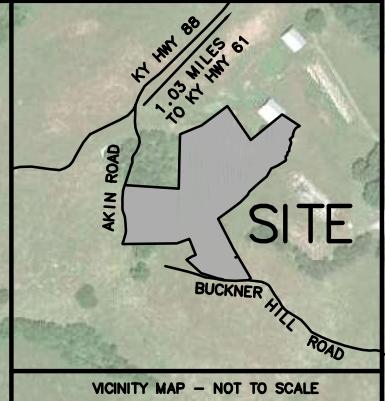
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VICINITY MAP — NOT TO SCALE



LEGEND

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- ⊖ Existing Iron Pin and Cap
PHIPPS 2488
- ⊖ Existing Iron Pin and Cap
PETTIT 3327
- Existing Iron Pin and Cap
DABNEY 1069

TOTAL ACRES: 118.43

AUCTION EXHIBIT
NOT TO SCALE
PRELIMINARY PLAT
NOT FOR RECORDING
OR LAND TRANSFER
ALL DISTANCES AND
ACREAGES ARE
APPROXIMATE

NOTES:

- 1 — The property shown on this plat is subject to all right-of-ways and easements whether implied or of record.
- 2 — Bearings are referenced to Geodetic North as observed by GPS on May 22, 2023.
- 3 — There is some fencing around the perimeter of this property. The boundary lines follow the general course of the fence in some places. In other places the fence may be on one side of the boundary or the other.
- 4 — No deed found for Akin Road. Evidence found along said road indicates that 30 feet has been given for road right-of-way. Property corners shown hereon along said road are 15 feet from center.
- 5 — No deed found for Buckner Hill Road. Evidence found along said road indicates that 30 feet has been given for road right-of-way. Property corners shown hereon are 15 feet from center. See KRS Note.
- 6 — There were no visible cemeteries, nor were we made aware of any existing cemeteries.
- 7 — Easement for ingress and egress. See Plat Cabinet 1, Slide 14. Evidence indicates that 30' has been given for said ingress and egress.

SURVEY OF THE
ROY DRIVER ESTATE
LAND DIVISION #1
BUCKNER HILL ROAD AND
AKIN ROAD
GREEN COUNTY, KENTUCKY

PROPERTY LOCATION:
BUCKNER HILL ROAD AND
AKIN ROAD
GREEN COUNTY, KENTUCKY
PVA #: 61.03-07/61.03-16

CLIENT:
MICHAEL L. DRIVER
1613 TREEMONT COURT
HEBRON, KENTUCKY 41048

SCALE: 1 INCH = 300 FEET

300 150 0 300

GRAPHIC SCALE

SURVEY COMPLETED: AUGUST 10, 2023
DATE OF PLAT: AUGUST 23, 2023

THIS SURVEY COMPLIES WITH 201 KAR 18:150

MILLER, TUNGATE LAND SURVEYING, LLC.
202 BROOKSIDE AVE
CAMPBELLSVILLE, KY 42718
PHONE: (270) 465-2831 042MD23

Sources of title of record in the Green County Clerk's Office.

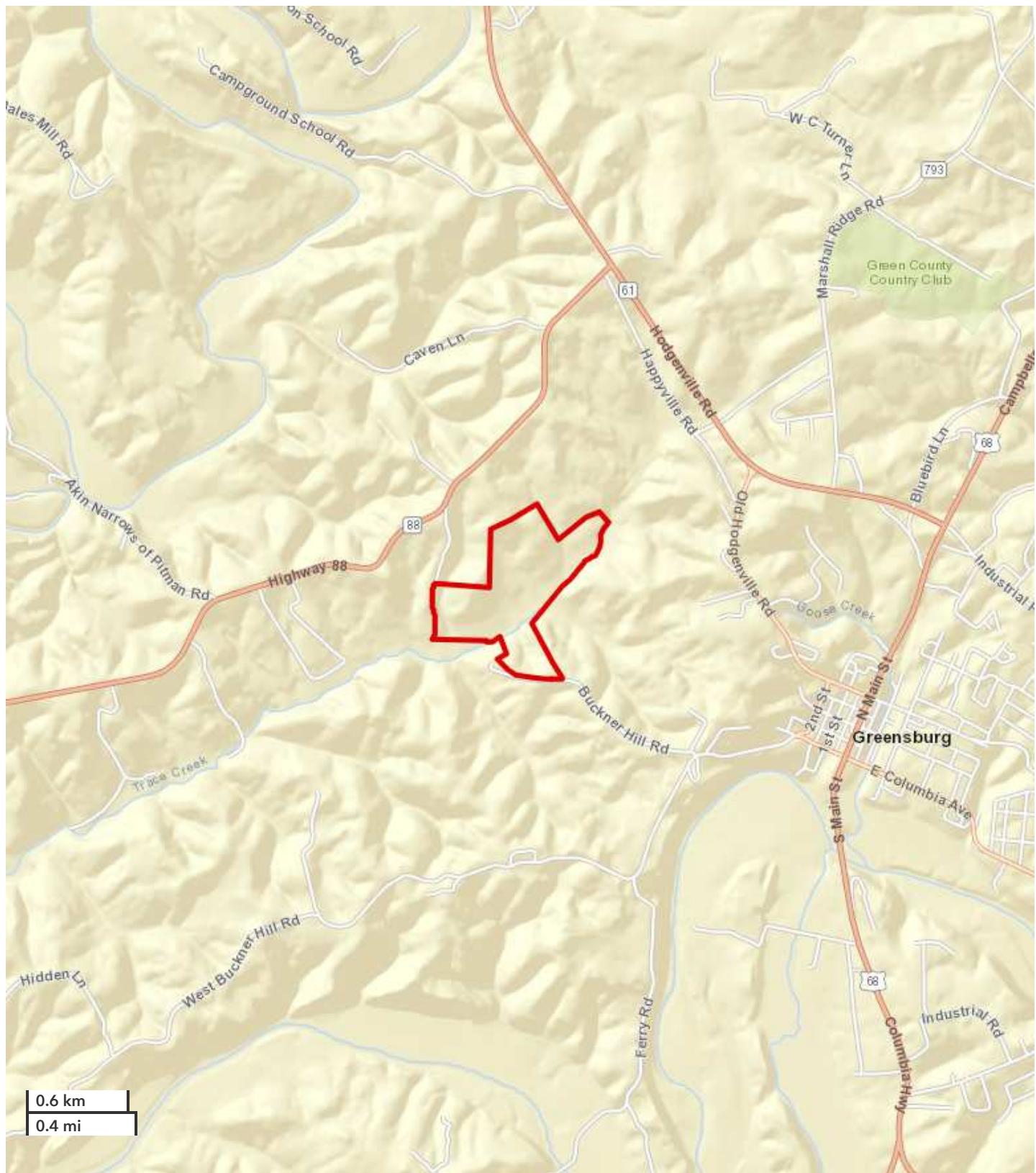
Tract	Conveyed to, Date	Deed Book and Page Number
1, 2, 3	by deed dated November 28, 2022	part of "Boundary Two" Deed Book 267, Page 355
4, 5, 6, 7	by deed dated November 28, 2022	part of "Boundary Two" part of "Boundary Three" Deed Book 267, Page 355



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Takridge@nationalland.com
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855-384-5263

Cropland and Pastureland Farm
Green County, KY
118.43 +/- Acres



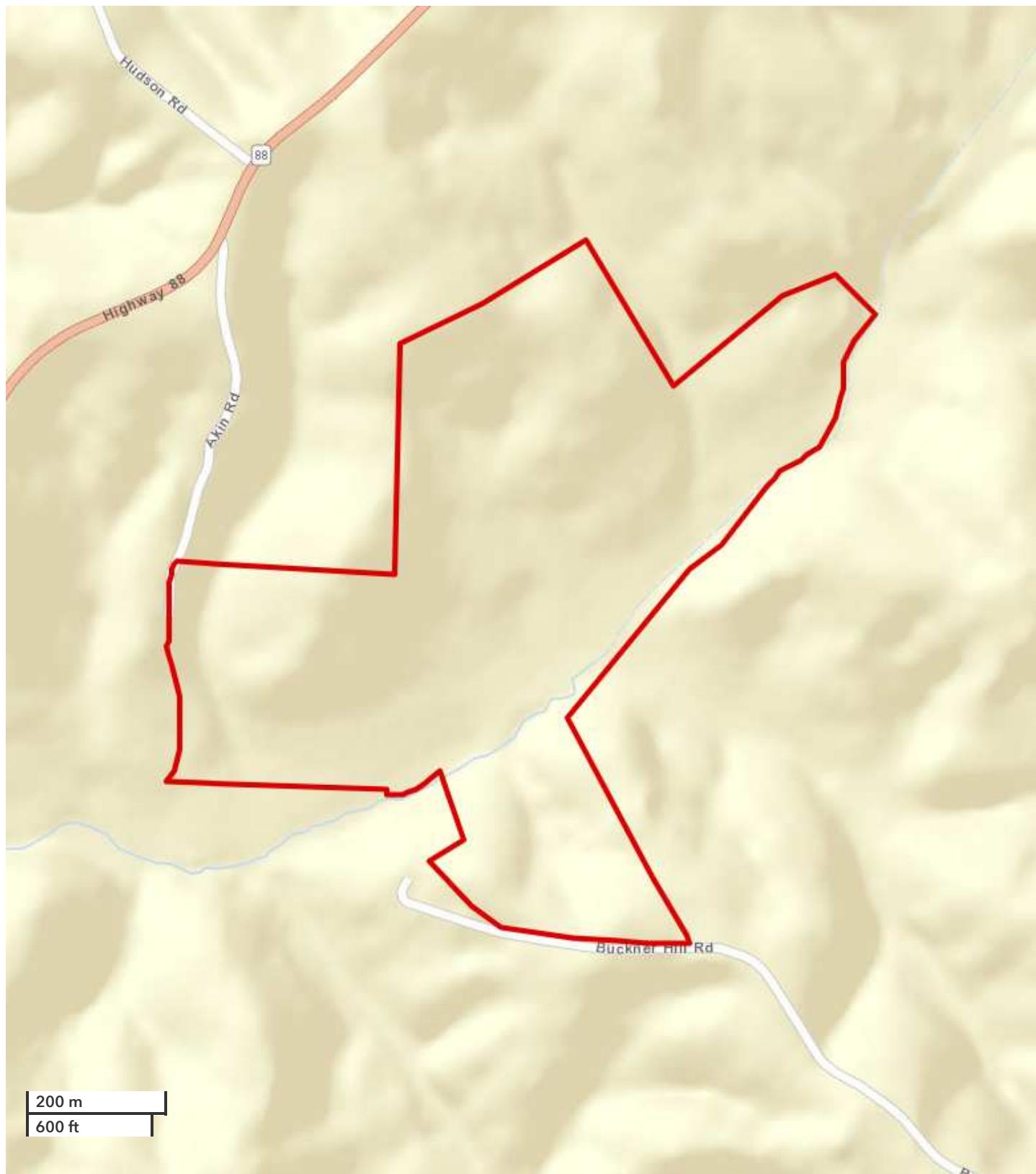
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Green County, KY
118.43 +/- Acres



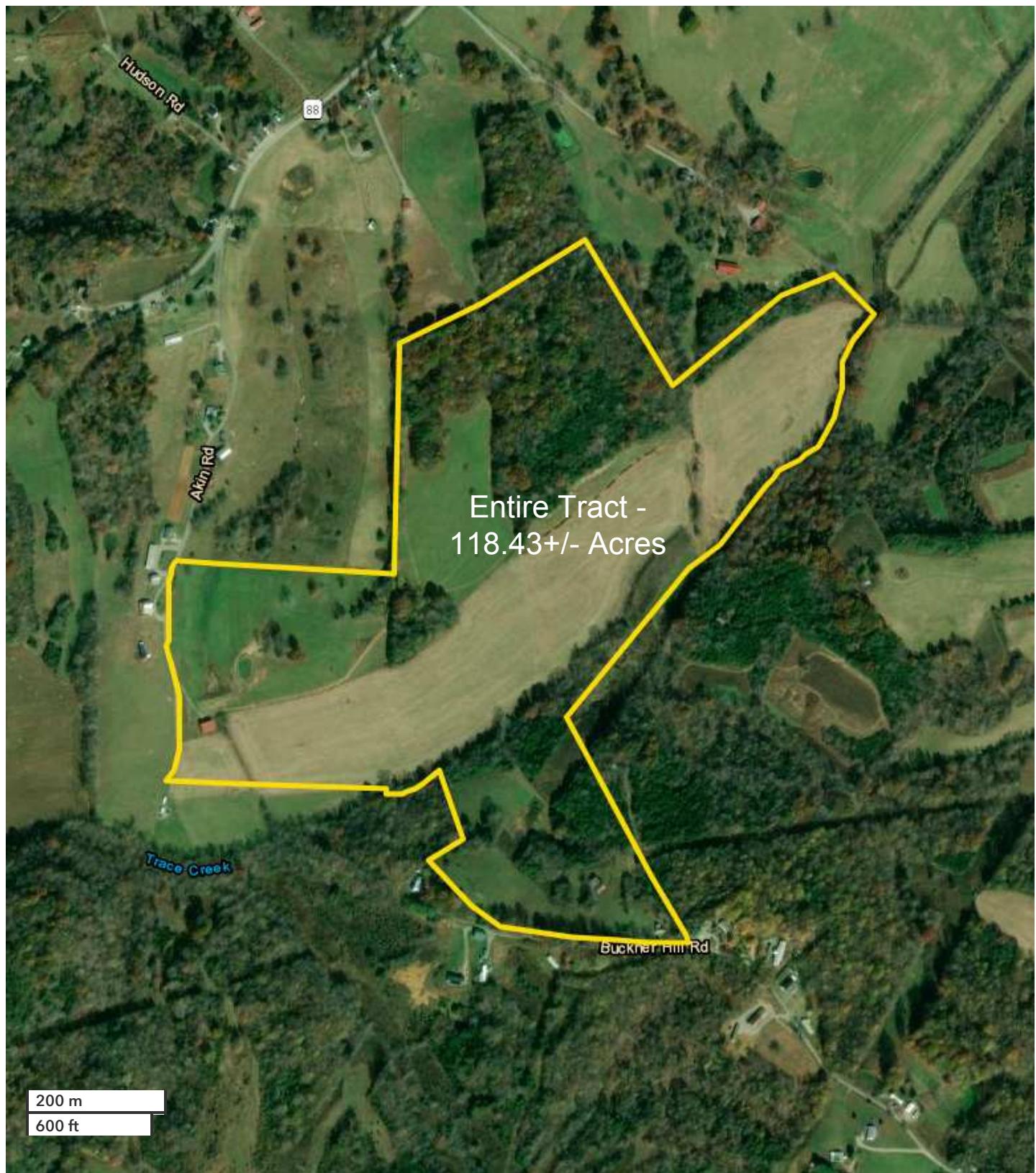
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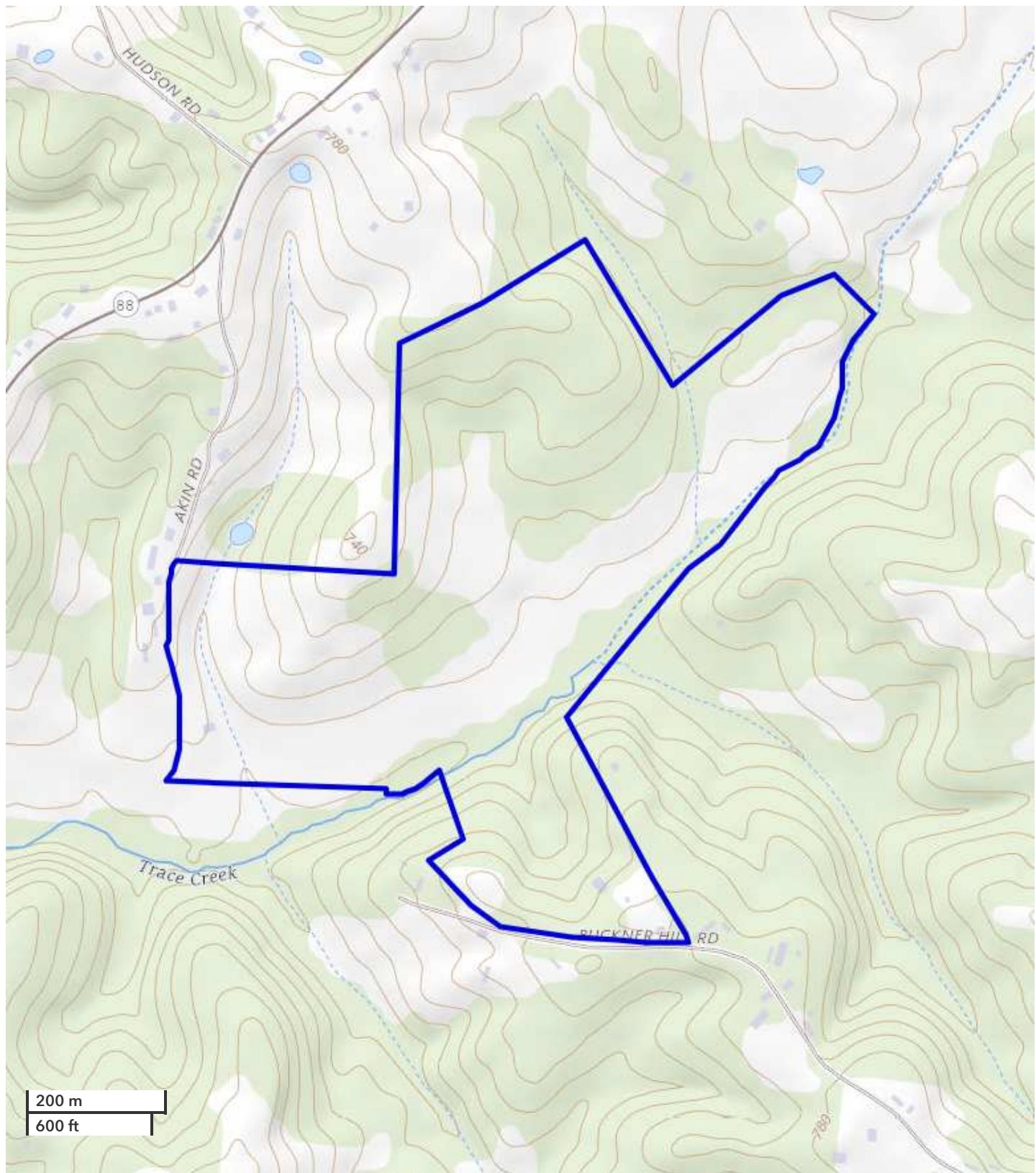
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Cropland and Pastureland Farm
Green County, KY
Tract #1 1.43+- Acres



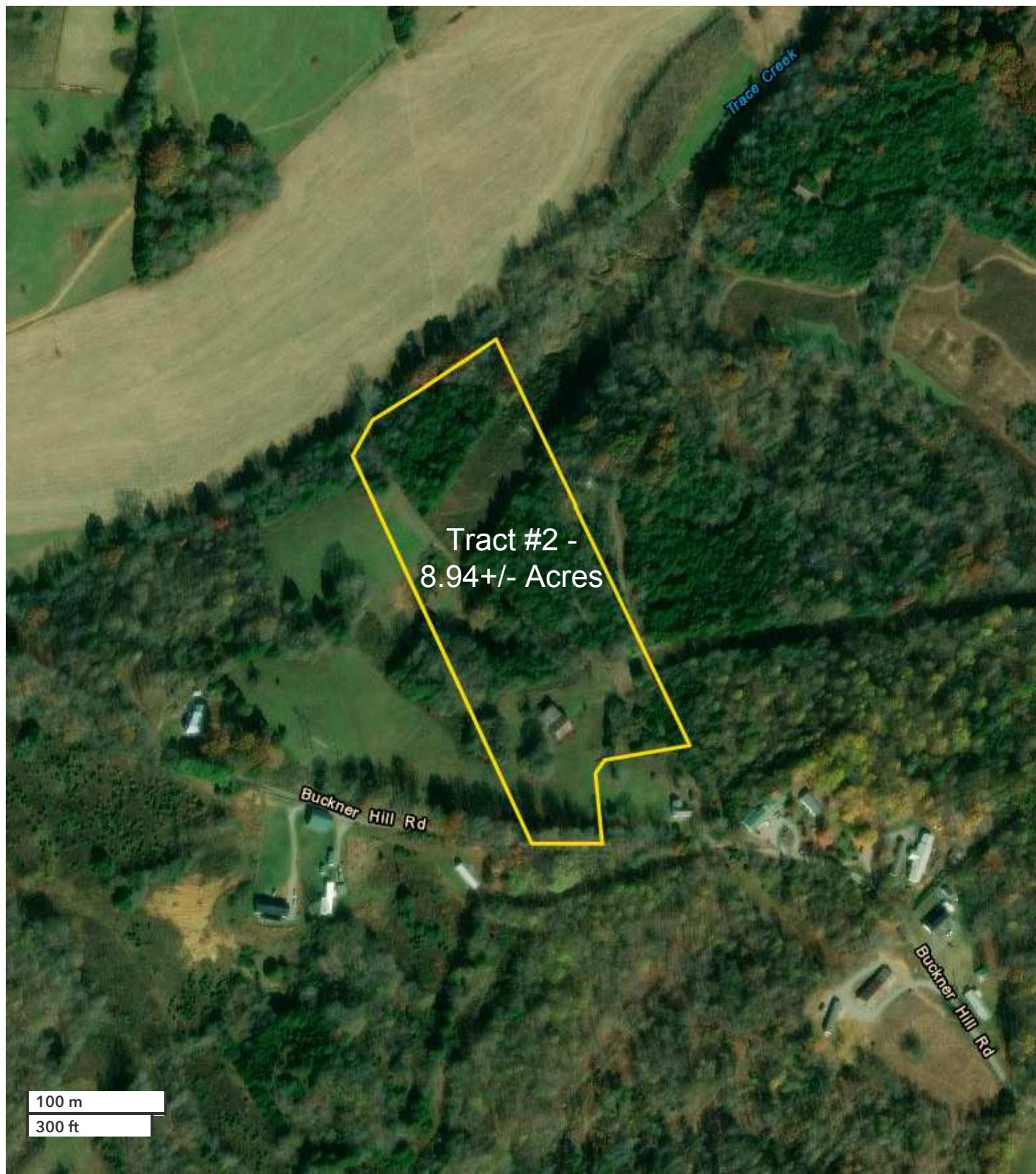
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Cropland and Pastureland Farm
Green County, KY
Tract #2 - 8.94+/- Acres



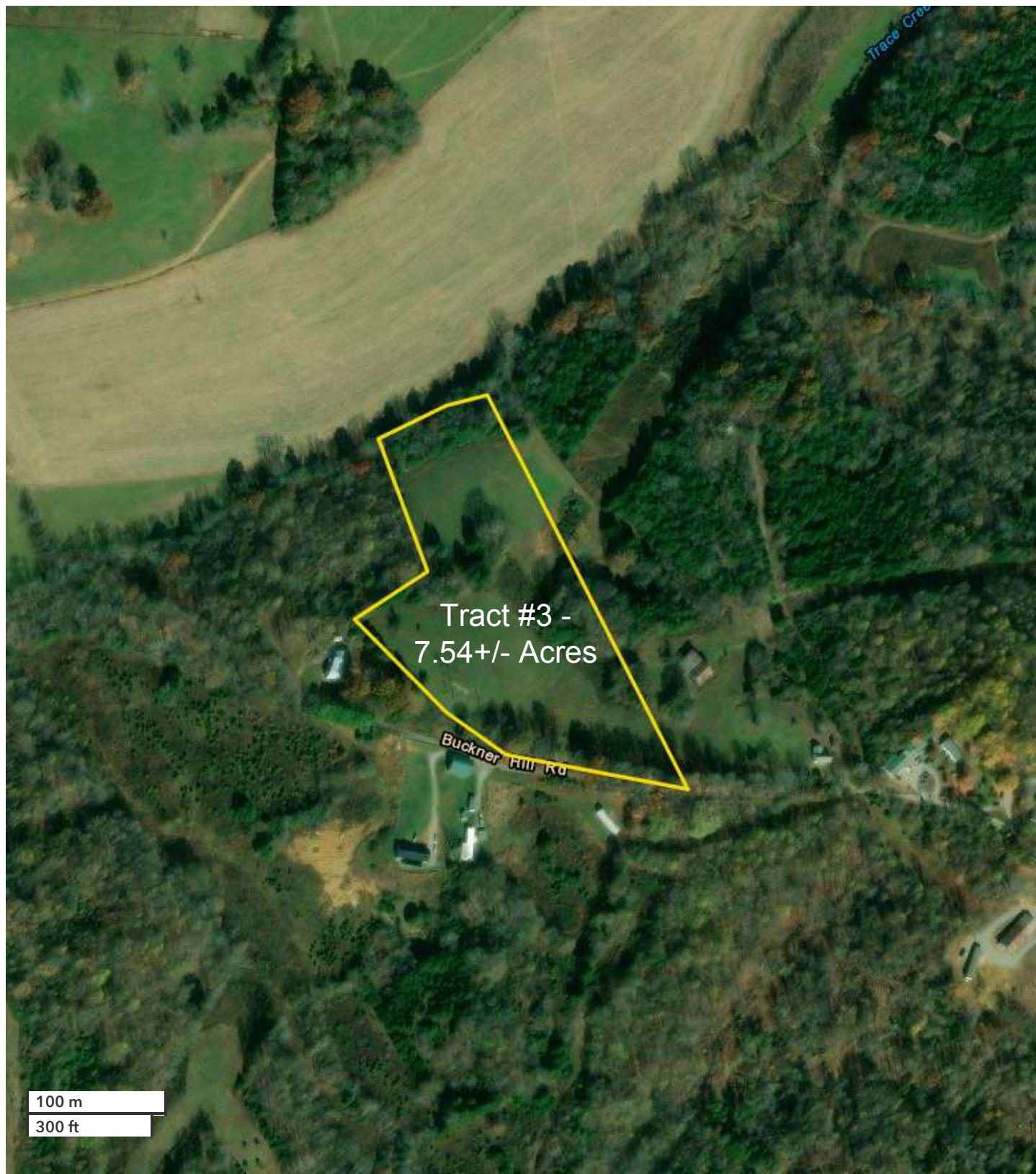
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Cropland and Pastureland Farm
Green County, KY
Tract #3 - 7.54+/- Acres



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Cropland and Pastureland Farm
Green County, KY
Tract #4 - 6.7+- Acres



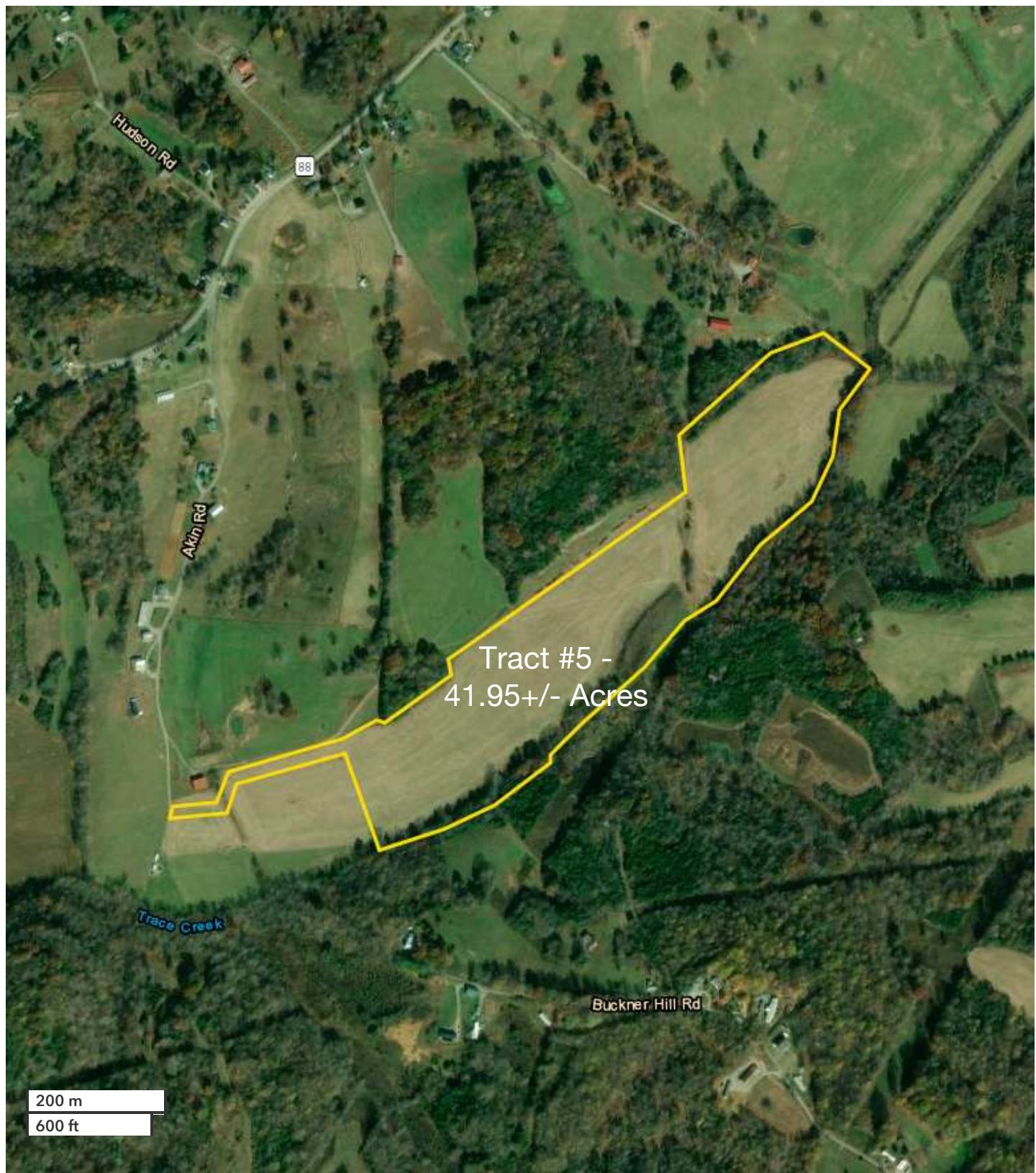
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Cropland and Pastureland Farm
Green County, KY
Tract #5 - 41.95+/- Acres



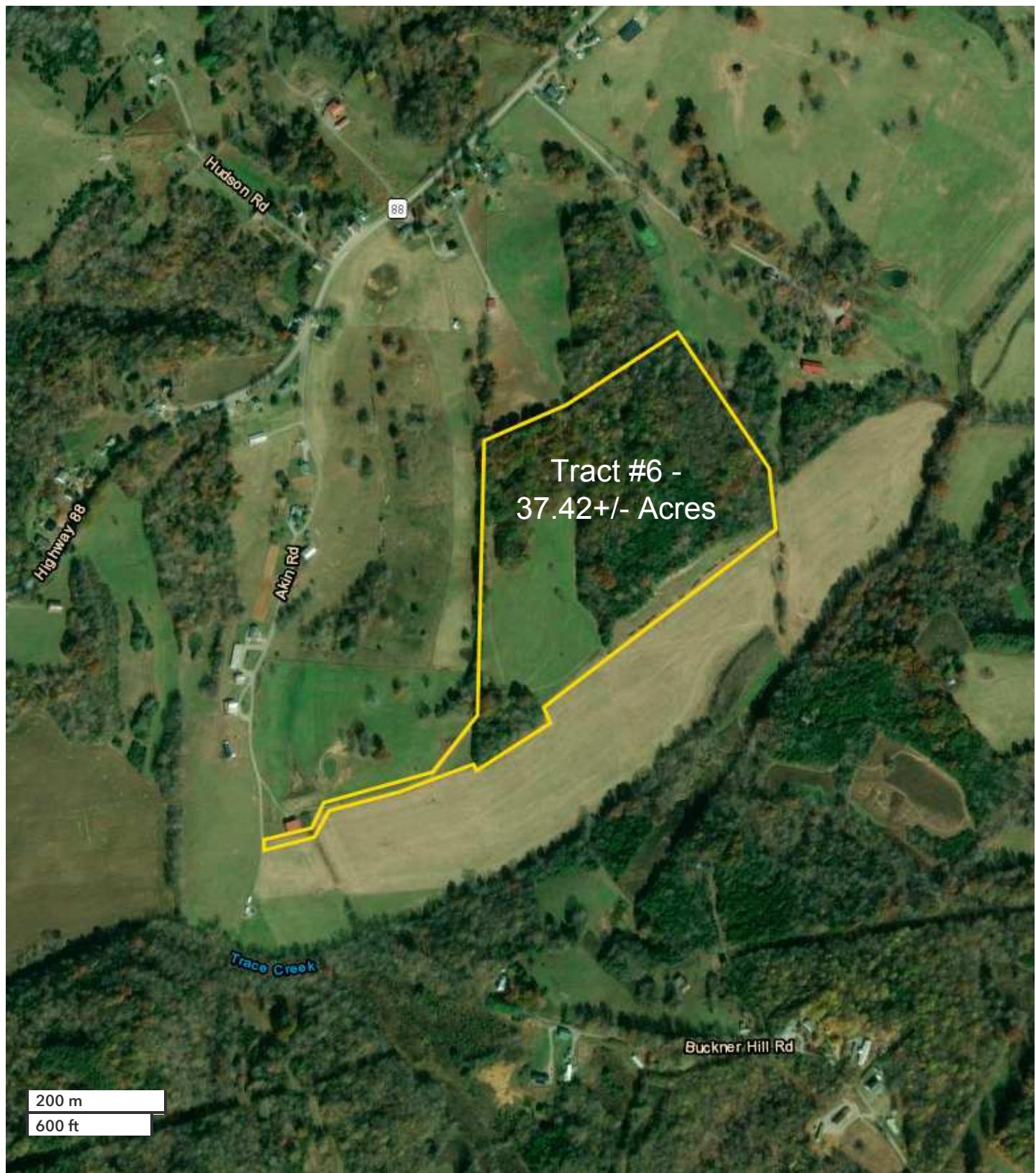
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Cropland and Pastureland Farm
Green County, KY
Tract #6 - 37.42+/- Acres



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Cropland and Pastureland Farm
Green County, KY
Tract 7 - 14.45+/- Acres



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NOTES



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