

# 68+/- ACRES • STANDING TIMBER

*Online Only Absolute Auction*



**Off of Business Hwy 127  
Albany, KY 42602**



**BIDDING ENDS THURSDAY • NOVEMBER 14 • 11 AM**

**For Drone Video, Survey Plat & Bidding, Visit [EAGLEAUCTIONS.COM](http://EAGLEAUCTIONS.COM)**

—❁— Conveniently located just off the Hwy 127 bypass in Albany, Ky, —❁—  
this 68 +/- acres is a prime recreational tract with standing timber. A professional timber cruise was performed on 54 acres of the property totaling 352,000 bd. ft. of timber. While on the property you will notice roadways and trails leading past a former rock quarry to a summit where you can enjoy panoramic views of south central Kentucky. An abundance of deer and turkey roam the property, making this a perfect sportsman's paradise with mature timber allowing investment opportunities. Selling by a recent survey with the land and timber being sold as 1 tract!

**Nathan Groce • Agent/Auctioneer • 606-688-1925**

**Lee J. Amonett • Broker/Auctioneer • 931-252-1907**

Terms: 10% Buyer's Premium. 20% Deposit at conclusion of sale, with balance due in 30 days. 2024 Taxes Paid By the Seller. Possession with Deed. All Property selling "As Is, Where Is" both surface and subsurface with no warranties. Bidders should complete their own due diligence prior to the sale. Announcements & Updates Take Precedence Over All Other Advertising.



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