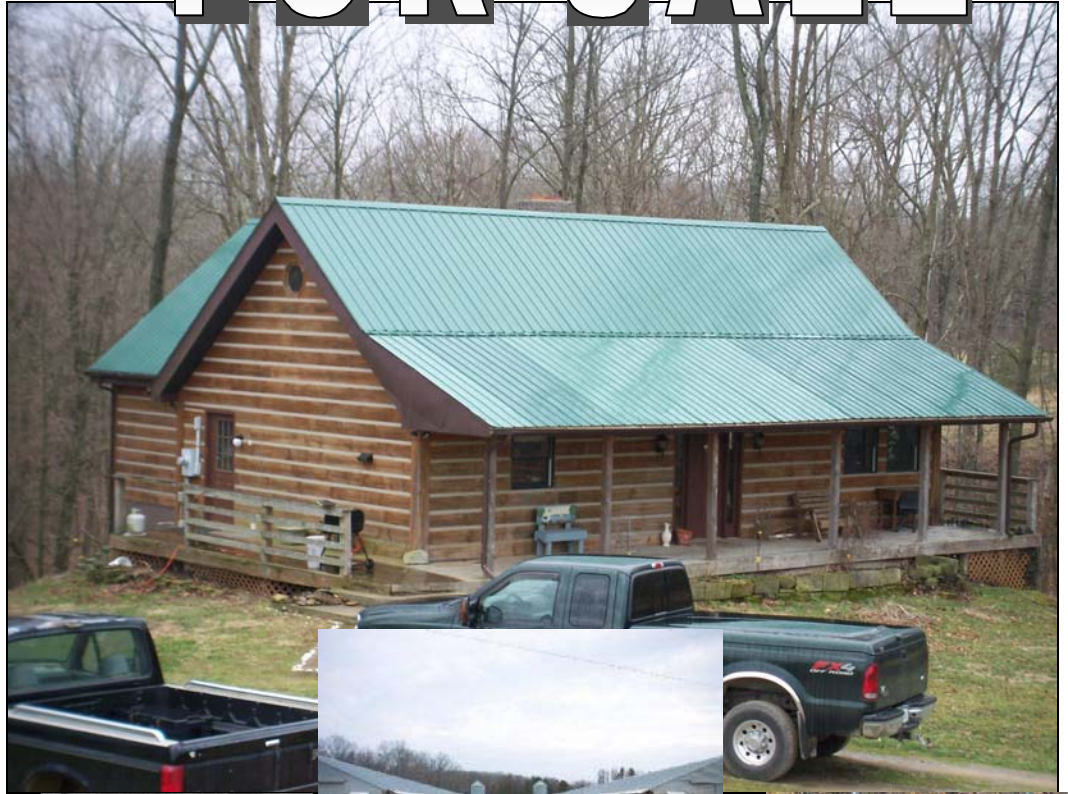


FOR SALE

MIs# 104014
1 Chicken Ln
Caneyville, Kentucky



**50+/- Acre
Poultry Farm**

**Commercial Poultry operation consisting of 2
40 X 500 Poultry Houses. 2 bedroom 2 bath Log
Sided Home, 50+/- Acre Butiful property. Very unique
setting. Call me today .**

1-800-813-8575 ext 1062 for information

Marketed By:

Walter Carnes (270-792-7155)
Coldwell Banker Legacy Real Estate Group
753 Bakerfields Way,
Bowling Green, KY 42104
270-782-2250

www.waltercarnes.com
wrc1310@aol.com



**LEGACY
REAL ESTATE GROUP**

MLS #

Address:

ALL FIELDS DETAIL



MLS #	104013	Improved with Residence	Yes
Status	ACTIVE	Current Zoning	Agricultural
Type	AGRI/IMP/UNIMP		
Address	0 HWY 79		
City	Caneyville		
State	KY		
Zip	42721		
Area	GRAYSON		
Class	LAND		
Asking Price	\$575,000		
Sale/Rent	For Sale		
IDX Include	Yes		

GENERAL

Agent	WALTER R CARNES - (270) 792-7155Listing Office 1		COLDWELL BANKER LEGACY - MAIN (270) 782-2250
Listing Date	2/27/2008	Co-Broker Commission	C
Subagency	No	Number of Acres	50.00
Lot Size	50.00+/- ACRES	Special Assessment	No
Present Zoning	AG	Additional Acre Available	Yes
Land Leased	No	Pasture Acres	15
Timber Acres	30	Tobacco Allotment	N/A
Other Allotments	N/A	Flood Plain	No
Subdivision	None	Directions	CALL AGENT FOR INSTRUCTIONS AND DIRECTIONS.
Agent Remarks	BEAUTIFULLY HAND BUILT LOG HOUSE. MOST OF THE WOOD CUT OFF FARM. 2 40X500 KENNEDY HOUSES AND ALL EQUIPMENT. 50.00+/- ACRES OF FARMLAND.	Showing Remarks	APPOINTMENT ONLY. MUST BE SCREENED FOR FINANCES.
Input Date	2/28/2008	Price Date	2/28/2008
HotSheet Date	2/28/2008	Status Date	2/28/2008
Update Date	3/3/2008	Associated Document Count	0
Original Price	\$575,000	Days On Market	7

FEATURES

LISTING TYPE/DISCLOSURES	SPECIAL CONDITIONS	FARM RESIDENCE	POSSESSION-LAND
Exclusive Right to Sell	Mineral Rights Available	Well Kept	Negotiable
LOT USE	Timber Rights Available	2 Bedroom	POSSESSION-BLDGS
Residential	UTILITIES AVAILABLE	2 or More Baths	Negotiable
TOPOGRAPHY	Septic Tank	Living Room	SHOWING INSTRUCTIONS
Rolling	MISC. FEATURES	Kit/Din Combo	Appointment Only
Partially Wooded	Creek/Stream	Fireplace	Restricted Hours
Hardwood	Cleared House Site	Wood Deck	See Remarks
ROAD FRONTAGE	DOCUMENTS ON FILE	Two Story	LOCKBOX TYPE
Private/Unimproved	Survey	FARM BLDGS/MISC.	None
ROAD SURFACE		Barn(s)	INTERNET ADVERTISING
Gravel		TAX RATE	Transfer
		County	

PUBLIC REMARKS

CHICKEN FARM WITH PERDUE CONTRACT AT PRESENT. ADDITIONAL 115+/- ACRES AVAILABLE AT \$2,500/ACRE.



Boundaries, shown, are for reference only and will be corrected by a final deed. Provider is not responsible for any claims, errors or omissions

MAPQUEST

0 200 m
600 ft



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Complete Perdue broiler growing unit with 2 , 40 X 500 Kennedy houses. State of the art computer monitoring system for houses. 2000+/- sq ft log cabin with a full basement. Home was built with lumber cut and sawn off the farm. Houses are @13 years old and log home is @ 11 years old. A creek runs through the farm. @ 30+/- acres woods 20+/- acres open. An additional 115 +/- acres is available at \$2500 per ac.