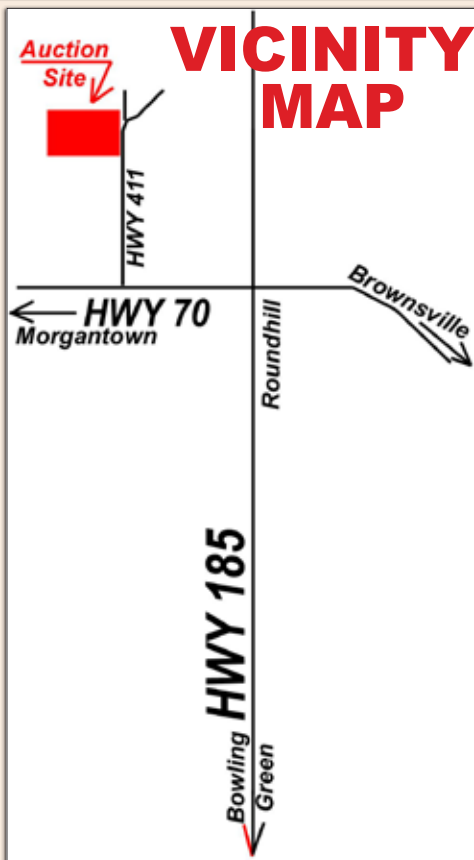
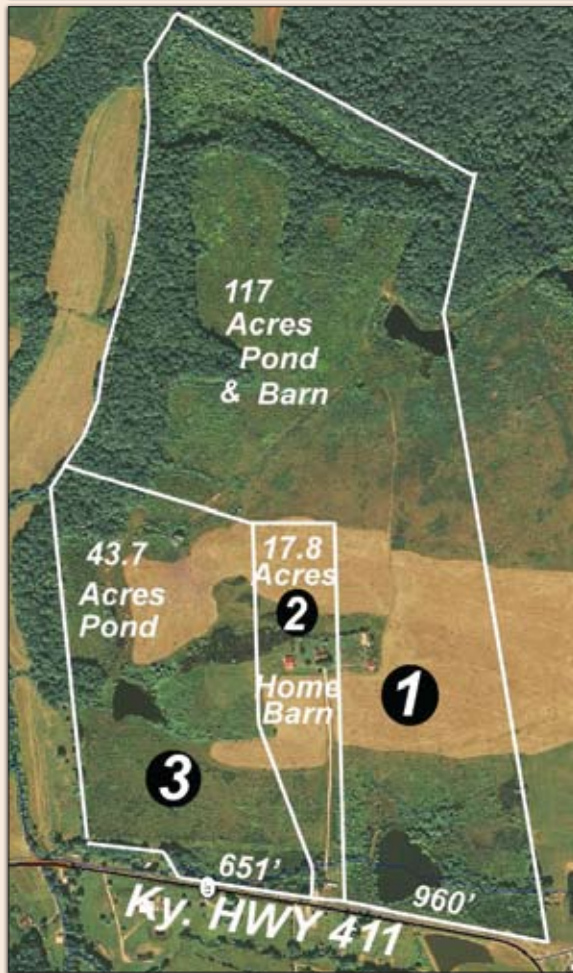


**178 ACRE BUTLER CO. FARM • 3 BEDROOM 1 BATH BRICK HOME
ELECTRIC AND GAS HEAT • METAL BARN 30 X 50 • 2 CATTLE BARN
APPROX. 120 ACRES OPEN GRASSLAND • SOLD IN 3 TRACTS
WILDLIFE GALORE**

Auction SATURDAY MARCH 20TH 9:30^{AM}

LOCATION: : 1459 LOVE LEE RD. (HWY. 411). 1 1/2 MILES FROM JETSON STORE, 5 MILES WEST OF ROUND HILL, 13 MILES EAST OF MORGANTOWN, 1 1/2 MILES OFF HWY. 70. BANNERS POSTED.



TRACT 1: 117 BEAUTIFUL ACRES +/- FRONTING 960 FT. ON BLACKTOPPED ROAD (HWY. 411). APPROXIMATELY 80 ACRES OF GRASSLAND, BALANCE IN WOODS AND SCRUB BUSHES. 2 LAKES AND CREEK, WILDLIFE GALORE. A REALLY NICE METAL BARN

30 X 50, PART CONCRETE. OLDER CATTLE BARN.

TRACT 2: 18 ACRES+-, ALL SOWN IN MIXED GRASSES WITH SOME SMALL CEDARS TO BE CLEARED.

HOME: NICE WELL-KEPT BRICK HOME WITH CONCRETE FRONT PORCH. LARGE CARPETED LIVING ROOM 14 X 26. KITCHEN AND DINING AREA COMBINATION 12 X 24, NICE OAK CABINETS, VINYL FLOOR, CEILING FAN, RANGE AND REFRIGERATOR. CENTRAL HALLWAY WITH LINEN STORAGE, 1 FULL BATH WITH SHOWER. 3 SPACIOUS BEDROOMS WITH CARPET AND CLOSETS. SEPARATE UTILITY ROOM 6 X 12 WITH WASHER AND DRYER CONNECTIONS. NICE CARPORT, REPLACEMENT THERMOPANE WINDOWS, ELECTRIC AND GAS HEAT, METAL ROOF, NICE SHADED LAWN, CITY WATER. LARGE COMBINATION BARN. IDEAL COUNTRY LIVING. ALSO 2 BEDROOM 1 BATH MOBILE HOME.

TRACT 3: 43.7 ACRES+-, 650 FT. BLACKTOP FRONTAGE AND JOINS COUNTY WATER. HAS LAKE AND JOINS WOOSLEY CREEK ON REAR. LAND IS LEVEL, OPEN AND WOODED. A BEAUTIFUL TRACT.

NEW SURVEY. PLATS AT OFFICE OF TARTER REALTY CO. SELLER RESERVES THE RIGHT TO COMBINE TRACTS.

TERMS: 10% DAY OF SALE, BALANCE ON DELIVERY OF DEED AND CLOSING. **POSSESSION:** WITH DEED ON LAND. **HOME:** 30 DAYS FROM DEED.

SELLER RESERVES THE RIGHT TO COMBINE TRACTS.

A 7% BUYER'S PREMIUM WILL BE ADDED TO THE FINAL BID TO DETERMINE CONTRACT PRICE.

ANNOUNCEMENTS MADE DAY OF SALE SUPERSEDE ADVERTISING. NOT RESPONSIBLE IN CASE OF ACCIDENTS.

JAMES WOOSLEY, OWNER

WWW.TARTERONLINE.COM

**TARTER REALTY
AND AUCTION CO.**

**CAGA
CERTIFIED
APPRAISER**

781-0001 843-6746

504 31-W BY-PASS

LEON TARTER BROKER/AUCT.

*JOHN TARTER BROKER/AUCT.

BURCH OGLESBY AUCT./SALES

*DAVID TARTER BROKER/AP. AUCT.