

ABSOLUTE AUCTION

**668 LANSING LANE
MIDWAY, WOODFORD COUNTY, KY**

125 +/- ACRES

THURSDAY, MAY 10—10:00 A.M.



Located in highly-desirable Midway, Avalon Farm offers not only a prime location but a c.1840 Greek Revival home that has been meticulously restored with millions of dollars spent. This 6,570 square foot home contains four bedrooms and three-and-a-half baths. A quaint stone spring house has been restored with a first level bar/game room. Two horse barns with 38 stalls and several outbuildings.

DIRECTIONS: From Lexington, out Old Frankfort Pike and turn right onto Paynes Depot, left onto Wiesenberger Mill, left onto Lansing Lane. From Midway Road, take East Stephens Street (the road to Midway College) 1.2 miles and turn right onto Lansing Lane. 3/4 miles on left.

TERMS: 10% down and signed purchase contract day of sale, balance and deed within 30 days. Property is sold “as-is” with no warranty expressed or implied. A six percent (6%) Buyer’s Premium will be added to the final bid price to determine the total purchase price.

OPEN HOUSE: SUNDAY, April 29 and May 6—2:00-5:00 P.M.



**Walt Robertson, Auctioneer
(859) 277-6188**



**www.kyhorsefarms.com
(859) 255-3657**



Located in the highly-desirable Midway area, Avalon Farm offers one not only a prime location but an historic home that has been meticulously and authentically restored. This c.1840 Greek Revival (a mirror of historic Waveland) consists of approximately 6,570 square feet and contains four bedrooms and three and a half baths. Millions of dollars have been spent restoring this magnificent home to its present day grandeur. Featuring 12.5 to 13.5 foot ceiling heights and beautiful Ash, Poplar, Pumpkin Pine, and Cypress floors, the current owner has restored nearly every inch of this wonderful home utilizing master craftsmen. Geothermal HVAC has been installed along with all new plumbing, electrical, and repointing of brick work, stone foundation, and chimneys. All the interior woodwork has been done to exacting detail. Modern baths have been installed along with a gourmet kitchen with its original stone cooking fireplace plus an adjoining butler's kitchen.

The stone spring house has been restored, and a charming bar/game room has been added to the first level.

The farm's 125 acres feature mature, tree-lined drives, two older horse barns with 38 stalls, a 24' x 30' metal equipment building, and several older outbuildings.

First Floor

Entrance Hall: 13' x 19.5';
12.5' ceiling, hardwood floor.



Living Room: 19.75' x 20'; 12.5' ceiling, hardwood floor, fireplace.



Dining Room: 19.75' x 20'; 12.5' ceiling,
hardwood floor, fireplace.



Family Room: 18' x 28'; 12.5' ceiling,
hardwood floor, fireplace.



Main Kitchen: 18.75' x 24.5'; 12.5' ceiling, pumpkin pine floor, original stone cooking fireplace, brick interior walls, granite counter tops, island with copper sink, and spiral staircase to a second level private suite.



Butler's Kitchen: 17.5' x 17.5'; hardwood flooring, fireplace, granite counter tops along two walls, double sink.

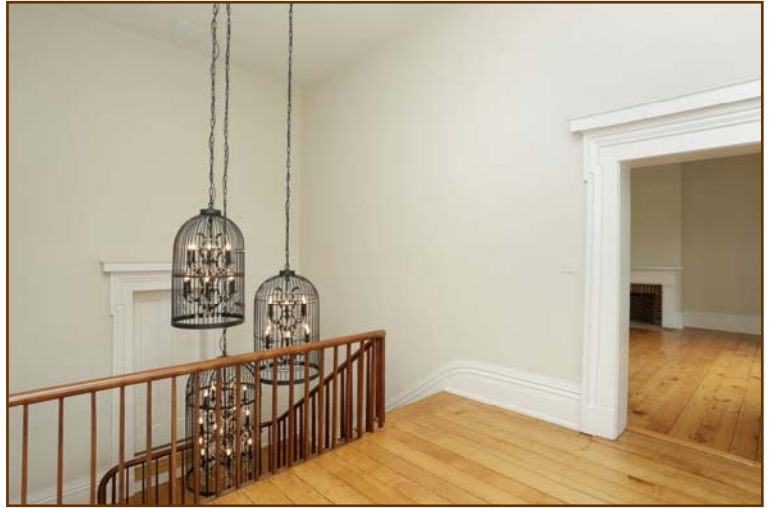


Powder Room with hardwood floor.

Second Floor

Landing: 13' x 19.25'; ash floor.

Master Bedroom: 19.75' x 20'; 13.5' ceiling, hardwood floor, fireplace, adjacent 11' x 17.25' sitting room with pumpkin pine floor and fireplace.



En Suite Bath: 12' x 19.75'; ceramic tile floor, double sink, tub plus walk-in steam shower and walk-in closet.

Bedroom: 19.75' x 20'; 13.5' ceiling, pumpkin pine floor, fireplace, and adjoining full bath with tiled floor and shower.



Accessed from Spiral Staircase are **two additional bedrooms** (13' x 15.5' and 17.5' x 18') and a full bath.



Lower Level

Rec Room: 18' x 18.75'; stone walls and barn siding.

Utility Room: 7.5' x 14'; tiled floor and sink.



Restored stone spring house

No expense was spared into authentically restoring the magnificent stone building. Craftsmen have added a fantastically charming game room with stone walls' vaulted, beamed ceiling; hardwood floor; and a wet bar with copper top and sink, ice machine and refrigerator.

The spring is flowing in the lower level which is accessed by stone steps.





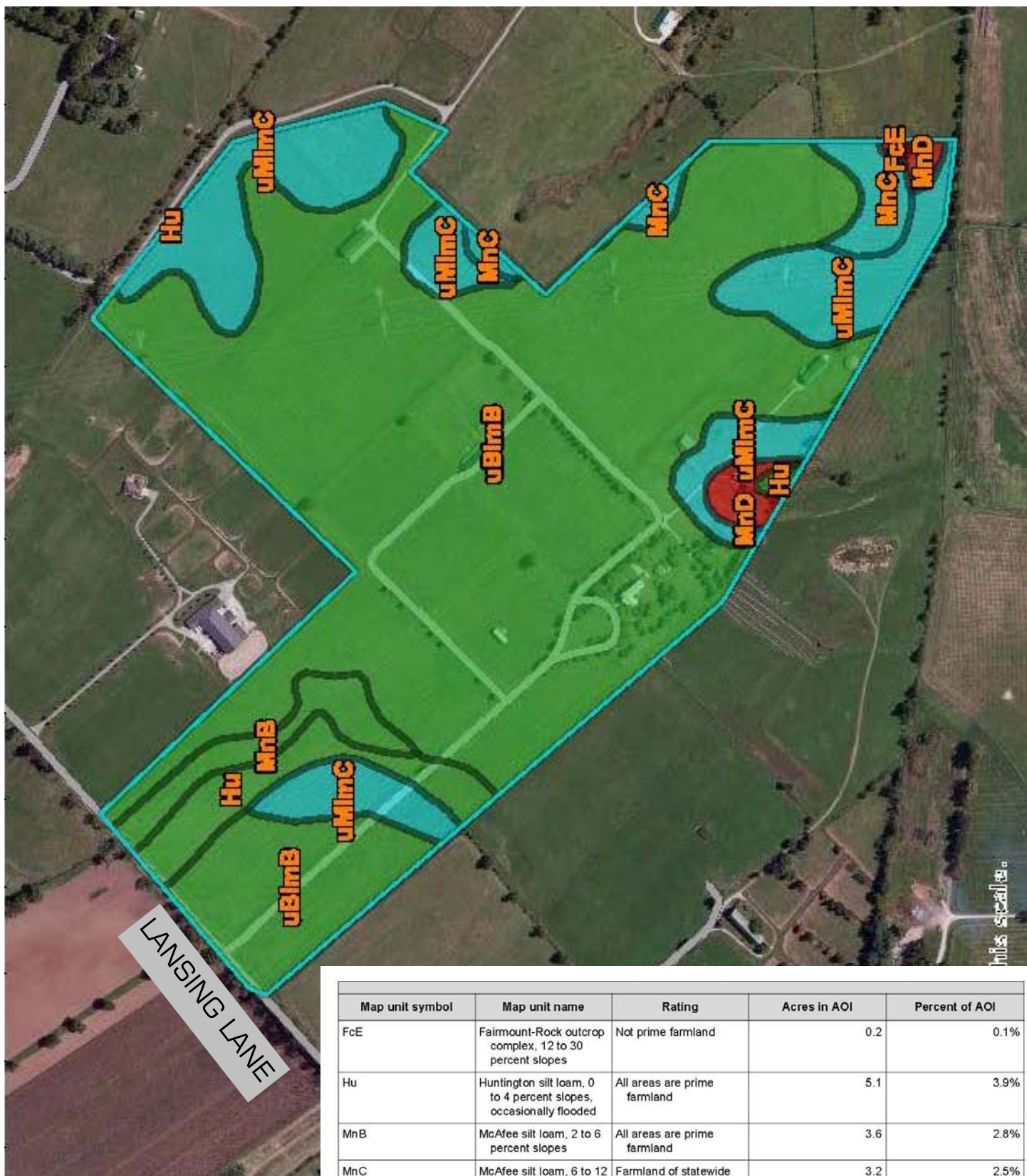
The horse improvements on Avalon Farm are minimal and feature two converted tobacco barns—one with 20 stalls and the other with 18. Additionally, you'll find a 24' x 30' metal equipment building. At the rear of the main residence is the historic log courthouse of Caleb Wallace which, while very quaint, is in need of restoration.

Adjoining historic Waterford Farm and on a “dead-end” road, Avalon Farm is rich in tradition and is comprised of excellent soils.





LANSING LANE



Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
FcE	Fairmount-Rock outcrop complex, 12 to 30 percent slopes	Not prime farmland	0.2	0.1%
Hu	Huntington silt loam, 0 to 4 percent slopes, occasionally flooded	All areas are prime farmland	5.1	3.9%
MnB	McAfee silt loam, 2 to 6 percent slopes	All areas are prime farmland	3.6	2.8%
MnC	McAfee silt loam, 6 to 12 percent slopes	Farmland of statewide importance	3.2	2.5%
MnD	McAfee silt loam, 12 to 20 percent slopes	Not prime farmland	1.8	1.4%
uBlmB	Bluegrass-Maury silt loams, 2 to 6 percent slopes	All areas are prime farmland	94.9	73.3%
uMlmC	Maury-Bluegrass silt loams, 6 to 12 percent slopes	Farmland of statewide importance	20.8	16.0%
Totals for Area of Interest			129.5	100.0%

ADDENDUM TO UNIFORM REAL ESTATE SALES AND PURCHASE CONTRACT
For use only by members of the Lexington-Bluegrass Association of Realtors

DISCLOSURE OF INFORMATION AND ACKNOWLEDGMENT OF LEAD-BASED PAINT AND/OR HAZARDS

TODAY'S DATE: April 5, 2018 CONTRACT DATE: _____ CONTRACT # _____

PROPERTY ADDRESS: 668 Lansing Lane, Midway, Kentucky 40347

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure (Initial)

- (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):
☐ Known lead-based paint and/or paint hazards are present in the housing. (explain): _____

☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

- (b) Records and Reports available to the seller (check one below):

☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based hazards in the housing (list documents below): _____

☒ Seller has no reports or records pertaining to lead-based and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (Initial)

- (c) Purchaser has received copies of all information listed above
(d) Purchaser has received the pamphlet *Protect Your Family From Lead in Your Home*
(e) Purchaser has (check one below):

☐ Requested opportunity to conduct a risk assessment or inspection for the presence of lead-based paint or lead-based hazards under the same terms and conditions as "Other Inspections". (See the offer to purchase contract.)

☐ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (Initial)

- (f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Seller X Date 4-6-18 Buyer _____ Date _____
Seller X Date 4-6-18 Buyer _____ Date _____
Agent B Date 4/6/18 Agent _____ Date _____

LEGAL DESCRIPTION

Being a tract of land located on the southeast side of Lansing Lane in Woodford County, Kentucky and more particularly described as follows:

Beginning at a found magnetic nail with washer "Tim Thompson #1304" in the middle of Lansing Lane approximately 0.7 miles southwest of the intersection of Lansing Lane and Weisenberger Mill Road and being at the north corner of Tract 5 of the Henry W. West, LLC property (DB 212, PG 392) as shown on the record plat in Cabinet 'D', Slide 001, in the Woodford County Clerk's office; thence with the centerline of Lansing Lane for two calls N 47°49'41" E 193.43 feet to a set magnetic nail with washer "TEI 2586"; thence N 48°33'48" E 697.19 feet to a magnetic nail and corner of previously divided 40.075 acre tract (Parcel 5); thence with said tract and running six feet north of an existing fence line S 42°27'11" E 1388.87 feet to a ½ inch rebar with ID cap "TEI 2402" half way between two existing fences; thence running between the fences to three calls N 44°19'24" E 332.26 feet to a ½ inch rebar with ID cap "TEI 2402"; thence N 44°19'24" E 28.32 feet to a ½ inch rebar with ID cap "TEI 2402"; thence N 45°02'56" E 538.21 feet to a point; thence N 45°01'08" W 16.95 feet to a ½ inch rebar with ID cap "TEI 2402" 6 feet west of the existing fence; thence parallel to the fence for one call N 44°58'52" E 115.50 feet to a ½ inch rebar with ID cap "TEI 2402"; thence N 48°28'25" E 434.57 feet to a new corner, 75 feet from the outside boundary of the farm; thence severing the farm and running parallel to the outside boundary of the farm for two calls S 24°51'03" W 73.87 feet; thence S 54°24'48" E 781.38 feet; thence S 06°53'10" E 180.03 feet; thence S 18°55'00" E 397.57 feet; thence with a curve to the right, with radius of 50 feet, a delta angle of 45°28'42", an arc length of 39.69 feet and whose chord is S 03°49'21" W 38.65 feet; thence S 26°33'42" W 151.14 feet; thence with curve to the left, with radius of 110 feet, a delta angle of 24°00'07", an arc length of 46.08 feet and whose chord is S 14°33'38" W 45.74 feet to a point on the north side of a farm road; thence parallel and on the north side of the farm road N 54°23'05" W 193.31 feet to a ½ inch rebar with ID cap "TEI 2402"; thence S 45°02'56" W 720.06 feet to a ½ inch rebar with ID cap "TEI 2402" on then north side of an existing fence; thence running approximately parallel to the fence S 41°56'35" E 859.99 feet to a ½ inch rebar with ID cap "TEI 2402"; thence S

02°58'30" W 919.40 feet to a ½ inch rebar with ID cap "TEI 2402" in the north line of the William A. Dunlop, II property; thence with said line N 86°39'20" W 290.07 feet to a found iron bar with cap "Tim Thompson #1304"; thence N 56°35'40" W 1627.54 feet to a found iron bar with cap "Tim Thompson #1304" thence N 40°55'44" W 2315.08 feet to the beginning.

Containing 124.966 acres, more or less.

Being the same property conveyed by Grantor to Grantees, by Deed dated August 29, 2008 of record in Deed Book 248, Page 285 in the office of the Woodford County Clerk.

Woodford County Clerk's Office
Branch: WOODFORD COUNTY
JUDIE WOOLUMS
DateTime: 9/3/2008 9:41:22 AM
User: Donna

TERMS AND CONDITIONS OF SALE
Absolute Auction, May 10, 2018, 10:00 a.m.

1. The property to be sold contains 125 +/- acres located at 668 Lansing Lane, Woodford County, Kentucky, and shall be sold as a whole at Absolute Auction in accordance with these terms and conditions.
2. The property shall be sold as a whole in a single tract. The property shall be sold at absolute auction, without reserve, in its "as is, where is" condition without any warranty or guaranty as to the physical condition of the property or any of the improvements thereon.
3. A six percent (6%) Buyer's Premium will be added to the final bid price to determine the total purchase price.
4. The Purchaser must pay ten percent (10%) down of the gross purchase price in cash, certified funds, or, with the prior approval of Agents which may be withheld in their sole discretion, personal check immediately following the auction sale and must sign the Auction Purchase Contract in the form which is attached to these Terms and Conditions. The balance of the purchase price shall be paid at closing to be held within thirty (30) days of the auction date, with time being of the essence. The closing may be postponed only in accordance with the terms of the Auction Purchase Contract.
5. The property will be conveyed to the Purchaser in fee simple, by deed of general warranty, subject only to easements, restrictions, and conditions of record, if any, affecting the property. All taxes and assessments shall be prorated as of closing.
6. The property to be sold shall include all permanent improvements located thereon and affixed thereto but shall not include any movable personal property.
7. Seller agrees to deliver to Purchaser possession of the property at the time of the closing.
8. Seller shall continue to maintain the property and continue insurance coverage until closing.
9. Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint. A lead based pain disclosure must be signed day of sale. Seller has provided each registered bidder with a Lead Paint Disclosure Brochure prepared by the United States Environmental Protection Agency, the United States Consumer Protection Agency, and the United States Department of Housing and Urban Development.
10. **All announcements made the day of Sale take precedence over printed material or prior verbal statements.**

SWINEBROAD-DENTON, INC.
1076 Wellington Way
Lexington, Kentucky 40513
Phone (859) 277-6188
Fax (859) 277-6189

JUSTICE REAL ESTATE, INC.
518 East Main Street
Lexington, Kentucky 40508
Phone (859) 255-3657
Fax (859) 233-3800

ABSOLUTE AUCTION PURCHASE AGREEMENT

This ABSOLUTE AUCTION PURCHASE AGREEMENT (the "Agreement") is made and entered into this the **10th** day of **May, 2018**, by and between: (i) JOHN L. AND LAURA WIECZOREK (the "Sellers"); and (ii) _____

_____ (collectively, the "Purchasers" and each, a "Purchaser") and (iii) SWINEBROAD-DENTON, INC., a Kentucky corporation duly licensed by the Commonwealth of Kentucky as real estate brokers and auctioneers, 1076 Wellington Way, Lexington, Fayette County, Kentucky and JUSTICE REAL ESTATE, INC., a Kentucky corporation duly licensed by the Commonwealth of Kentucky as real estate brokers (collectively, the "Agents").

RECITALS:

A. Sellers are the owners of and are authorized to sell and have granted to Agents an exclusive contract authorizing Agents to sell the real property containing 125 +/- acres, located at 668 Lansing Lane, Midway, Woodford County, Kentucky and more fully described on **Exhibit A** attached hereto and incorporated by reference herein (the "Property"). The Property shall include all permanent improvements located thereon but shall not include any movable personal property.

B. At the conclusion of the absolute auction held the day, month and year first above written (the "Auction"), Purchaser was the successful bidder and deemed to be the Purchaser of the Property.

C. Pursuant to the terms and conditions of the Auction, Purchaser, Sellers and Agents have agreed to execute and deliver this Agreement to memorialize the terms and conditions of the purchase and sale of the Property.

AGREEMENTS:

NOW, THEREFORE, in consideration of the recitals, the mutual covenants and agreements contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties, intending to be legally bound, hereby agree as follows:

1. Purchase and Sale of Property. At Closing (as defined below), Sellers shall sell the Property to Purchaser and Purchaser shall purchase the Property from Sellers on the terms and subject to the conditions contained in this Agreement.

2. Purchase Price. The purchase price for the Property is equal to \$_____ (the "Purchase Price"), which consists of a final bid price equal to \$_____ plus a six percent (6%) buyer's premium of the final bid price equal to \$_____ (the "Buyer's Premium").

3. Payment of Purchase Price. The Purchase Price shall be paid as follows:

3.1 Earnest Money Deposit. Simultaneously with the execution and delivery of this Agreement, Purchaser shall deliver to Agents the sum of \$_____ in cash, certified funds or, if acceptable to Agent and Sellers in their sole discretion, check, delivery of which represents ten percent (10%) of the Purchase Price (the "Earnest Money Deposit"). The Earnest Money Deposit shall be deposited into the escrow account of one of the Agents. At the Closing, the Earnest Money Deposit shall be applied to the Purchase Price.

3.2 Balance. The sum of \$_____, representing the balance of the Purchase Price shall be paid in cash, by wire transfer of immediately available funds or by certified check, subject to Section 6.7, to the lienholders of record on the Property in such amounts and priority as are determined by applicable law with the net balance, if any, to Sellers at Closing.

4. NO REPRESENTATIONS OR WARRANTIES. THE PROPERTY WAS SOLD AT ABSOLUTE AUCTION IN ITS "AS IS, WHERE IS" CONDITION WITH ALL EXISTING FAULTS AND DEFECTS AND EXCEPT AS EXPRESSLY SET FORTH IN THIS AGREEMENT, SELLERS MAKE NO REPRESENTATIONS, WARRANTIES OR GUARANTIES OF ANY KIND AS TO THE PHYSICAL CONDITION OF THE PROPERTY OR ANY OF THE IMPROVEMENTS THEREON. .

5. Closing. Closing of the purchase and sale of the Property shall be held not later than thirty (30) days following the date of this Agreement, at such time and location as may be reasonably acceptable to both Purchaser and Sellers. Time shall be of the essence in closing the purchase and sale of the Property. Upon Sellers' delivery of the items set forth in Section 5.1 and Purchaser's delivery of the items set forth in Section 5.2, the Closing shall be complete and Purchaser shall take title and possession of the Property. Title to and all risk of loss with respect to the Property shall pass from Sellers to Purchaser immediately upon completion of the Closing.

5.1 Deliveries of Seller. At Closing, Sellers shall deliver to Purchaser the following:

(a) Deed. A General Warranty Deed conveying title to the Property, free and clear of all encumbrances except for (i) any easements and restrictive covenants of record, (ii) any zoning, building and health restrictions, regulations and ordinances applicable to the Property, and (iii) any real estate taxes assessed against the Property due and payable in the year of Closing and thereafter; and

(b) Possession. Possession of the Property.

5.2 Deliveries of Purchaser. At Closing, Purchaser shall deliver the balance of the Purchase Price subject to Section 6.7 to the lienholders of record on the Property in such

amounts and priority as are determined by applicable law with the net proceeds balance, if any, to the Sellers. Purchaser hereby authorizes Agents to deliver the Earnest Money Deposit in accordance with the foregoing at Closing.

6. Covenants and Additional Agreements.

6.1 Ad-Valorem Taxes. All ad valorem taxes for the year 2018 assessed against the Property are to be prorated to the date of the Closing.

6.2 Filing Fees, Deed Preparation and Transfer Tax. Sellers shall be responsible for and pay applicable real estate transfer taxes and costs of preparation of the deed. Purchaser shall be responsible for the cost of any title search or title insurance policy, and any other charges borne by Purchaser consistent with the terms of this Agreement. Except as otherwise specifically provided in this Agreement, each party shall pay its share of all closing costs as usually and customarily paid by sellers and buyers, respectively, in a transaction of this type in Kentucky.

6.3 Termination. In the event that the title to the Property should prove un-merchantable in the reasonable opinion of the attorney for Purchaser, Sellers shall be notified in writing of any such defect(s) and Sellers shall have thirty (30) days from the receipt of such written notice within which to correct said defect(s) and this Agreement and the Closing shall be extended accordingly. In the event that title to the Property finally proves un-merchantable pursuant to an agreement of the parties or pursuant to a final, non-appealable order, Agents shall initiate the release process of the Earnest Money Deposit to Purchasers in accordance with KRS 324.111(6). In the event the Purchaser, for any reason other than failure of merchantability of title, fails to purchase the Property or otherwise perform its obligations under this Agreement, Agents shall initiate the release process of the Earnest Money Deposit to Sellers in accordance with KRS 324.111(6), as liquidated damages, and may declare this Agreement null and void and/or pursue such other remedies as the law may provide.

6.4 Escrow Provisions. Notwithstanding anything contained in this Agreement to the contrary, Agents shall be under no responsibility in respect of the assets deposited with them other than faithfully to follow the instructions herein contained. Agents shall be fully protected in acting in accordance with any joint written instruction from Purchaser and Sellers. In the event any action is threatened or instituted against Agents, they may interplead the parties hereto and may deposit the Earnest Money Deposit into court and in such event Agents shall be relieved of and discharged from any and all obligations and liabilities under and pursuant to this Agreement. The provisions of this Section 6.4 shall survive Closing and termination of this Agreement.

6.5 Maintenance and Insurance. Sellers shall continue to maintain the Property and continue insurance coverage until Closing. Risk of loss with respect to the Property shall remain with Sellers until Closing.

6.6 No Survival or Seller Obligation. The acceptance of a deed by the Purchaser shall be deemed to be a full performance and discharge of every obligation on the part of the Sellers and Agents to be performed pursuant to this Agreement.

6.7 Agents Commission. Notwithstanding anything contained in this Agreement to the contrary, at Closing Sellers shall pay Agents a commission equal to the Buyer's Premium as set forth in the Absolute Auction Agreement between Sellers and Agents which granted Agents the sole and exclusive right to sell the Property at absolute auction.

6.8 Lead Paint Disclosure. Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior the Closing. Sellers have provided Purchasers with a Lead Paint Disclosure Brochure prepared by the United States Environmental Protection Agency, the United States Consumer Protection Agency and the United States Department of Housing and Urban Development (the "Brochure"). By executing below, Purchaser acknowledges receipt of the Brochure and waives any claim against Sellers or Agents for failure to so disclose.

7. Miscellaneous.

7.1 Notices. All notices, requests, consents and other communications hereunder shall be in writing, shall be addressed to the receiving party's address set forth in the introduction to this Agreement or to such other address as a party may designate by notice hereunder, and shall be either (i) delivered by hand, (ii) sent by recognized overnight courier, or (iii) sent by registered or certified mail, return receipt requested, postage prepaid. All notices, requests, consents and other communications hereunder shall be deemed to have been given (i) if by hand, at the time of the delivery thereof to the receiving party at the address of such party set forth above, (ii) if sent by overnight courier, on the next business day following the day such notice is delivered to the courier service, or (iii) if sent by registered or certified mail, on the fifth business day following the day such mailing is sent. The address of any party herein may be changed at any time by written notice to the parties.

7.2 Entire Agreement. This Agreement embodies the entire agreement and understanding among the parties hereto with respect to the subject matter hereof and supersedes all prior oral or written agreements and understandings relating to the subject matter hereof. No statement, representation, warranty, covenant or agreement of any kind not expressly set forth in this Agreement shall affect, or be used to interpret, change or restrict, the express terms and provisions of this Agreement.

7.3 Modifications and Amendments. The terms and provisions of this Agreement may be modified or amended only by written agreement executed by all parties hereto.

7.4 Assignment/Binding Effect. Neither this Agreement, nor any right hereunder, may be assigned by any party without the prior written consent of the other parties. This

Agreement shall be binding upon, and inure to the benefit of, the parties hereto and their respective heirs, personal representatives, successors and permitted assigns.

7.5 Governing Law. This Agreement and the rights and obligations of the parties hereunder shall be construed in accordance with and governed by the internal laws of the Commonwealth of Kentucky without giving effect to the conflict of law principles thereof.

7.6 Severability. In the event that any court or other arbitral tribunal of competent jurisdiction shall finally determine that any provision, or any portion thereof, contained in this Agreement shall be void or unenforceable in any respect, then such provision shall be deemed limited to the extent that such arbitral tribunal determines it enforceable, and as so limited shall remain in full force and effect. In the event that such arbitral tribunal shall determine any such provision, or portion thereof, wholly unenforceable, the remaining provisions of this Agreement shall nevertheless remain in full force and effect.

7.7 Headings and Captions. The headings and captions of the various subdivisions of this Agreement are for convenience of reference only and shall in no way modify, or affect, or be considered in construing or interpreting the meaning or construction of any of the terms or provisions hereof.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date set forth below.

SELLERS:

PURCHASER/S:

John L. Wieczorek

Date/Time:_____

Date/Time:_____

Laura Wieczorek

Date/Time:_____

Date/Time:_____

AGENTS:
SWINEBROAD-DENTON, INC.

JUSTICE REAL ESTATE, INC.

By: Walt Robertson, President/Auctioneer

By: Bill Justice, President/Broker

Date/Time:_____

Date/Time:_____

AUCTION REGISTRATION FORM

AVALON FARM, 668 LANSING LANE, MIDWAY

Complete and return this Registration Form immediately in order to be eligible to bid.

Bidder Number: _____

(To be filled in by auctioneer)

Business Phone: _____

NAME: _____ **HOME PHONE:** _____

ADDRESS: _____

CITY: _____ **STATE:** _____ **ZIP:** _____

EMPLOYER: _____ **DRIVER'S LICENSE #** _____

EMAIL: _____

BANKING INFORMATION:

BANK: _____ **ACCT #** _____

ADDRESS: _____ **ZIP:** _____

CONTACT: _____ **PHONE:** _____

I HAVE received, read, and accepted the Terms and Conditions of Sale for the Auction which is set forth in the Auction Catalogue and incorporated herein by reference. I hereby give permission to Swinebroad-Denton, Inc., Real Estate and Auctioneers, to verify all credit references.

DATE: _____ **BUYER SIGNATURE:** _____

BROKER/AGENT PARTICIPATION

(Agent Participation/Registration form, must be filled out and returned to Justice Real Estate, Inc. no later than 48 hours prior to sale. Subject to Auctioneer Approval)

I hereby name _____ of _____ Real Estate,

_____, _____,
(address) (phone)

as my designated agent in the Auction of _____.

BUYER SIGNATURE: _____ **BROKER/AGENT:** _____

Time: _____ **Date:** _____

SWINEBROAD-DENTON, INC. 1076 Wellington Way Lexington, Kentucky 40513 Phone: 859-277-6188 Fax: 859-277-6189	JUSTICE REAL ESTATE, INC. 518 East Main Street, Lexington, KY 40508 Phone: 859-255-3657 Fax: 859-233-3800 bcjustice@aol.com
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Received by Justice Real Estate: Date _____ **/Time** _____