

# MASTER COMMISSIONER'S AUCTION

THURSDAY, JUNE 18, 2026 @ 1:00 PM

SELLING  
LIVE W/  
SIMULCAST  
BIDDING  
AVAILABLE



Property lines are approximate



For more info or to schedule a viewing:  
**(270) 783-3000** or visit  
**UCHEARTLANDAUCTIONS.COM**  
Ron Kirby & Chris Gravil, Brokers/Auctioneers

5 HOUSE PULLET FACILITY & 28.89 ACRES, PLUS, RENOVATED 3 BED - 2 BATH HOUSE W/ DETACHED GARAGE

This versatile agricultural property offers an outstanding opportunity for poultry producers, investors, or buyers seeking a productive farm with quality improvements already in place. Situated on approximately 28.89± acres, the property combines functional agricultural infrastructure, open pastureland, and comfortable residential living in one attractive package.



**Heartland Realty  
& Auction LLC**

905 Lovers Lane Suite 300, Bowling Green, KY, 42103



2108 MCKENDREE CHURCH RD, FRANKLIN, KENTUCKY 42134

## Property Highlights

- Approximately **28.89± total acres**
- Estimated **13± acres of open land**, ideal for pasture, hay, or crop production
- Fenced acreage with a **pond suitable for livestock and agricultural use**
- Gently rolling topography featuring primarily **Baxter and Mountview silt loam soils**

## Residential Improvements

- **Single Family Residence w/ Basement**
- **3 bedrooms and 2 bathrooms, living room, family room & more.**
- 1.5 Stories Vinyl Siding 1,950 sq ft
- Replacement windows, new hardwood flooring, new bathroom fixtures & electric.
- Complete remodel is near completion,
- Detached garage 28' x 28' offering additional storage and workspace.

## Poultry Operation Improvements

- Four (4) **390' x 40' pullet houses**
- One (1) **255' x 40' pullet (rooster) house**
- Wood-frame construction with:
  - Metal interior finishes
  - Metal exterior siding
  - Metal roofing systems

## Additional Farm & Poultry Features

- Compost shed
- Kohler 125ROZJA, 125 KW diesel generator, S/N 387622.

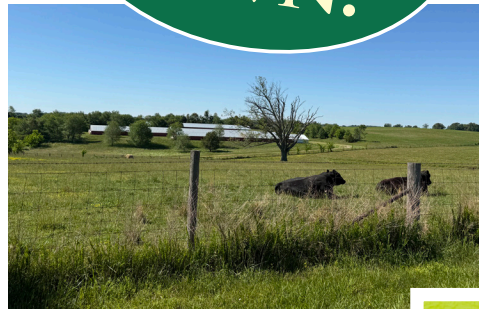
- (9) three-ring feed bins, (1) double ring tank, (5) single ring feed bins, all with flex flow systems.
- (5) 1,000 gallon propane tanks
- Straight-line pen feeders
- Space Ray heaters
- Slant wall cone fans
- Blackout vent boxes
- Attic vents
- Stir fans and tunnel fans
- Computerized controller system
- Stainless steel drinking lines
- Brood curtains

## Ideal Opportunity For

- Poultry producers seeking a turnkey operation
- Investors pursuing income-producing agricultural property
- Farmers looking to expand operations
- Buyers wanting a combination of residential, pasture, and agricultural improvements

## Personal Property

\* Tarter Fertilizer Spreader, King Kutter 6' Bush Hog & Lewis Poultry Housekeeper # 2 Decaker, s/n 4013.  
NOTE: These items will sell after the real estate.



BY VIRTUE OF A DECREE AND ORDER OF SALE OF THE SIMPSON CIRCUIT COURT, the Master Commissioner will sell at public auction the real property in the following action on **Thursday, June 18, 2026, at the hour of 1:00 p.m., and will be conducted on the premises at 2108 McKendree Church Road, in, Franklin, Kentucky.** Said property shall be sold to collect the amounts hereinafter set forth, together with interest and the costs of the action, and upon the following terms and conditions (unless otherwise stated).

## TERMS OF SALE:

A. The purchaser will be required to pay ten percent (10%) down the day of sale in the form of cash or personal check and post bond on the remainder with the balance due in thirty (30) days. Said bond will bear interest at the rate specified in the summary of judgment which is set forth with each respective sale. If the purchaser elects to post bond, he/she will be required to provide sufficient surety. ALL PROSPECTIVE PURCHASERS SHOULD PLAN ON HAVING THE PERSON OR ENTITY WHO WILL ACT AS SURETY TO BE IN ATTENDANCE AT THE SALE. **Please contact the Master Commissioner's Office prior to the sale with questions regarding approved surety at 270-586-3283.** Occasionally, additional announcements are published on our webpage at [www.simpsoncountymc.com](http://www.simpsoncountymc.com). It is the intention of the office of the Master Commissioner to close within thirty (30) days, but if a holiday falls within the thirty days, or if there are other circumstances beyond our control, the closing may take extra time.

B. The property is sold subject to the following:

- a. State, county, and city property taxes payable for the entire year of 2026, and all taxes due thereafter.
- b. Easements, restrictions, and covenants of record.
- c. Assessments for public improvements levied against the property.
- d. Any facts which an inspection or accurate survey of the property may disclose.

C. The property shall otherwise be sold free and clear of any and all right, title, and interest of all parties to this action and of their liens and encumbrances thereon, **except for the right of redemption which exists in favor of United States of America.** The Master Commissioner does not obtain a title search or investigate for further liens on the properties listed below. No survey of the subject properties is available. The purchaser is responsible for obtaining a title search if desired.

D. All properties are sold "As Is". There are no warranties of any kind.

E. Contact Auctioneers to schedule your pre sale inspections.

## PROPERTY TO BE SOLD:

**Franklin Bank & Trust Company vs Jason Alan Clifton, et al**, pending in Simpson Circuit Court, Division I, Case No. 25-CI-00166, to collect the following judgment debts:

(1) An in personam judgment in favor of the plaintiff, in the amount of \$517,760.45, together with interest from and after March 25, 2026, at the rate of \$58.00 per day;

(2) An in personam judgment in favor of the plaintiff, in the amount of \$133,215.48, together with interest from and after March 25, 2026, at the rate of \$24.9144 per day;

(3) An in personam judgment in favor of the plaintiff, in the amount of \$121,389.02, together with interest from and after March 25, 2026, at the rate of \$22.2222 per day;

(4) An in personam judgment in favor of the plaintiff, in the amount of \$41,596.07, together with interest from and after March 25, 2026, at the rate of \$8.0208 per day;

(5) Attorney fees in the amount of \$7,000.00 plus Court costs; and;

(6) A debt not yet reduced to judgment in favor of United States of America, in the amount of \$229,580.45, with interest accruing at a daily rate of \$14.255, from and after February 5, 2026, plus attorney fees and Court costs.

**Franklin Bank & Trust Company vs Jason Alan Clifton, et al**, pending in Simpson Circuit Court, Division I, Case No. 25-CI-00166. For a complete listing of judgements debts visit [www.simpsoncountymc.com](http://www.simpsoncountymc.com). or [www.UCHearlandAuctions.com](http://www.UCHearlandAuctions.com).

**FOR FULL DETAILS VISIT:  
UCHEARTLANDAUCTIONS.COM**

For more info or to schedule a viewing:  
**(270) 783-3000** or visit  
**UCHEARTLANDAUCTIONS.COM**  
Ron Kirby & Chris Grivil, Brokers/Auctioneers