REAL ESTATE AUCTION

Saturday, March 5th, 2022 @ 10:00 AM

10300 Bell Chapel Road
Pembroke, KY 42266

Estate of
LARRY R. SHAW

EXCELLENT LOCATION!
Just Minutes from Pembroke!

ABOUT THE REAL ESTATE: 3 Bedroom, 2 Bath Home Featuring Large Kitchen w/ Oak Cabinets, Dining Room, Living Room, Master Suite w/Tub and Shower, 2 Guest Bedrooms and Guest Bath, Utility Room, Central Heat and Air, **All on 6.4 Acres.**

Real Estate Sells At 10:00 AM.
Auction Held On Site.

PERSONAL PROPERTY SELLS
Directly After Real Estate!

- FURNITURE
- APPLIANCES
- EQUIPMENT
- 2019 GMC TRUCK
- 1996 DODGE TRUCK
- PORTABLE BLDGS
- CARPORTS

HARRIS
Real Estate & Auction

Your Professional Auctioneers

harrisauctions.com
270.247.3253 | 800.380.4318

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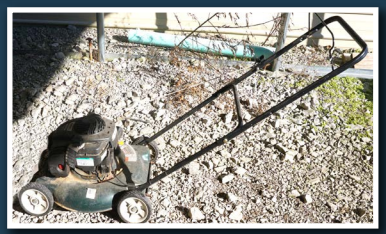
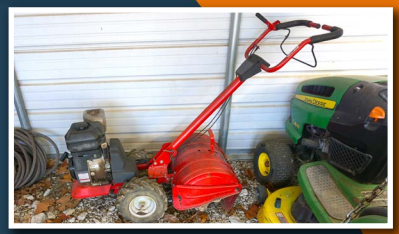



PERSONAL PROPERTY of the Estate of Larry Shaw

FURNITURE: Dining Table and Chairs, Cane Couch and Love Seat, Leather Rocker Recliner, Lamp Table, Computer Desk, 2 Metal Twin Beds, Black Chest of Drawers, Dresser, Octagon Coffee Table, Bookcase Cedar Bedroom Suite Includes Bed, Dresser, & Chest, 48" LG TV.

APPLIANCES: GE Side by Side Stainless Refrigerator, Frigidaire Upright Freezer, Microwave, White GE Cookstove, Toaster, Small Chest Freezer, Frigidaire Chest Freezer, Whirlpool Washer & Dryer.

EQUIPMENT & LAWN ITEMS: 10' Disk Pull Type, 3 PH 2 Row Planter, (2) 3 PH Spreader, 1 Row Cultivator, 10' Pull Type Rotary Cutter, 3PH Grader Blade, 3 PH Rotary Cutter, (2) 3 PH 2 Bottom Plows, 2 Cultivators, Pull Type Disk, JD LA 115 Riding Mower, JD Seeder, Troy-Built Weed Eater, Bolen Push Mower, Briggs Stratton 800 Series Rear Tire Tiller, 4000-Watt Generator.

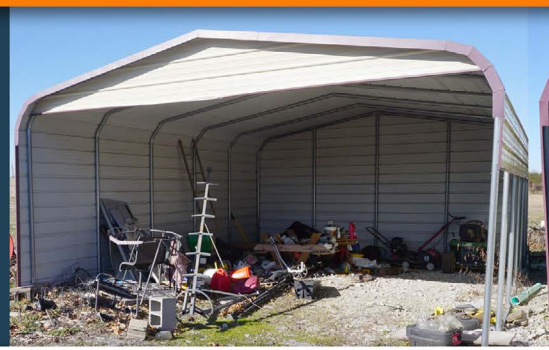
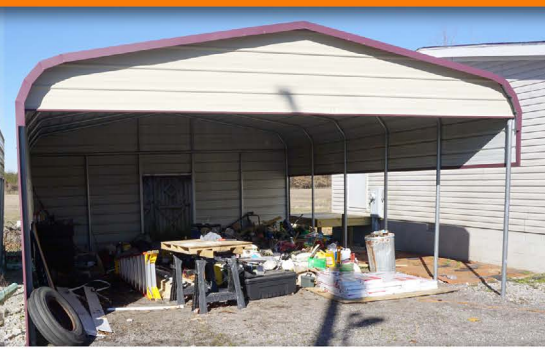
2019 GMC QUAD CAB - 4 WD SIERRA Truck. 34,000 Miles. VIN: 2GTV2MEC4K1203135

DODGE TRUCK: 1996 Dodge Ram 1500 V8 Extended Cab 4 WD, VIN: 3B7HF13Z0TG121337

PORTABLE BUILDINGS AND CARPORTS: 10'X 16' Woodshed, 10'X12' Metal Shed, 21' X 26' Carport, 21' X 26' Carport.

MISCELLANEOUS: Deer Stand, Fishing Poles, Coolers, Gas Cans.

• FURNITURE • APPLIANCES • EQUIPMENT • 2019 GMC TRUCK • 1996 DODGE TRUCK • PORTABLE BLDGS • CARPORTS

TERMS AND CONDITIONS

PROCEDURE: The property will be offered in 1 individual tract.

BUYERS PREMIUM: A 10% Buyer's Premium will be added to the final bid and included in the deed transaction sale price.

DOWN PAYMENT: 15% as down payment on the day of the auction with balance in cash at closing on or before 30 days. The down payment may be in the form of cashier's check, personal check, or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.**

CLOSING: Closing shall take place on or before 30 days from auction date.

REAL ESTATE TAXES: All 2022 ad valorem taxes will be prorated at closing

SURVEY: The property will be sold by the deed.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials is subject to the Terms and Conditions outlined in the Purchase Agreement. **ANNOUNCEMENTS MADE BY THE AUCTION COMPANY AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL, OR ANY OTHER ORAL STATEMENTS MADE.** The property is being sold on an **"AS IS, WHERE IS"** basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller or Auction Company. Each potential bidder is responsible for conducting his or her own independent inspections investigations, inquires, and due diligence concerning the property. The information contained in this brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. All sketches and dimensions in this brochure are approximate. Except for any express warranties set forth in the sale documents, purchaser(s) assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Seller and the Auction Company make no warranty or representation, express or implied or arising by operation of law, including an warranty of merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall Seller or the Auction Company be liable for any consequential damages. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. The Seller and Auction Company reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the auctioneer are final.

NEW DATA, CORRECTIONS, AND CHANGES: Please arrive prior to scheduled auction time to inspect any changes, corrections, or additions to the property information.

PERSONAL PROPERTY TERMS: A 10% Buyer's Premium will be added to the final bid and included in the sale price. Settlement due day of sale.

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