

ABSOLUTE **REAL ESTATE** AUCTION

HOME, BARN

67 ACRES
IN 7 TRACTS &
COMBINATIONS

SATURDAY
July 9th @ 10am

8623 ST RT 58 E, Mayfield, KY 42066

The
GOLO
Community

*The Estate of
Nolan & Freda Smith*

**2022 IMMEDIATE
PLANTING PRIVILEGES!**

ALSO SELLING:

- 4600 Ford Diesel Tractor
- Farm Equipment
- KenQuilt - KQ 622 Quilting Machine
- Household Appliances

AND MUCH MORE!!

PREVIEW DATE: Monday, June 27th @ 5-6 pm

HARRIS
Real Estate & Auction

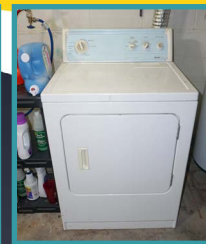
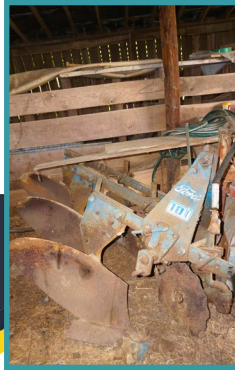
harrisauctions.com
270.247.3253 | 800.380.4318

ABSOLUTE REAL ESTATE AUCTION

FARM EQUIPMENT AND PERSONAL PROPERTY

SATURDAY July 9th @ 10am
8623 ST RT 58 E, Mayfield, KY 42066

PERSONAL PROPERTY TERMS: A 10% Buyer's Premium Will Be Added To The Final Bid And Included In The Sales Price. Full Settlement Date Of Sale. Check Or Cash Only.



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TRACTOR, FARM MACHINERY, SHOP ITEMS: 4600 Ford Diesel Tractor – Serial # 0573940, International 4 Row Planter, 2021 Bush Hog BH216 (Like New), Ford Bush Hog (6 Ft.), 3 Pt. Post Hole Digger, Sickle Bar Mower – Ford (6 Ft.), 200 Gallon Sprayer w/Pump, Concrete Roller, Deerborn Pond Scoop, 3 PTH Carry All, 3 PTH Seed Spreader, 3 Bottom Plow (Ford), 3 PTH Cultivator, 4-Wheel Rubber Tire Wagon, Horse Drawn Plow – Cultivators, Harrow, Antique Hay Trolley, 3 PTH Grader Blade, Self Propelled Craftsman Mower, 3 PTH Cultivator, Fisher Cast Iron Stove, Extension Ladders, Gas Cans, Small Anvil, Old Revolving Display (Needs Work), Several Pieces of Wrought

Iron Hand Rails, 6-Foot Antique Cross-Cut Saw, Wooden Hand Crank Corn Sheller, Hand Crank Corn Sheller & Box, Mounted Fuel Tank, Hog Feeder, Scrap Metal, Set of Car Ramps, Galvanized Double Sink, Electric Fence Charger, Electric Drill, Hand Tools, Small Sockets, Cross Cut Saw
SEWING MACHINES & QUILTING ITEMS: KenQuilt – KQ 622 Model KQBW – Quilting Sewing Machine, Sewing Machine Accessories, Sewing Machines (Kenmore Electric), Totes of Fabric/Yard, Quilting Books, Wood Quilting Frame, Treadle Singer Sewing Machine

FURNITURE, SOME ANTIQUES & HOUSEHOLD MISC.: Twin Beds with Dresser and Chest of Drawers, Maple Coffee Table, Floral Prints, Blonde Dresser w/Mirror, Telephone Table, Old Phones/Kodak Cameras, Maple Table w/6 Chairs (2 Leaves), Various Lamps – Floor Lamp, (2) Wooden Rockers, Wooden Child's Rocking Chair, Antique Wardrobe, Outdoor Chairs, Wooden Rocking Chair, Metal Bed Frame, Concrete Table, Wagon Wheel, Crockets and Milk Cans

APPLIANCES: Whirlpool Stove (Like New), Kenmore Refrigerator w/Ice Maker, Whirlpool Washing Machine, Kenmore Dryer

KITCHEN, GLASSWARE & POTTERY: Atlas Antique Car Glasses, Punch Bowl & Cups, (7) Berwick – Boopie – Clear Glasses, Correlle Livingware Plate Setting – 29 Piece Set, Jello Molds, Marked USA Chicken Cookie Jar, Carnival Glass Platter, White Hall Sherbets (Green and Clear), Assorted Glasses, Canister Sets, Silver Band Pitcher w/5 Glasses, White Hall Pitcher w/7 Tea Glasses, Candy Dish w/Lid, Wine Glasses, Etched Stemware, Gold Ring Cup/Glass Set (18 Pieces), Pitcher – Vase – Glassware – Etc., Pottery, Sausage Grinder, Cast Iron Skillet – Pots & Pans, Crock, Cast Iron Muffin Pan, Several Aluminum Dish Pans



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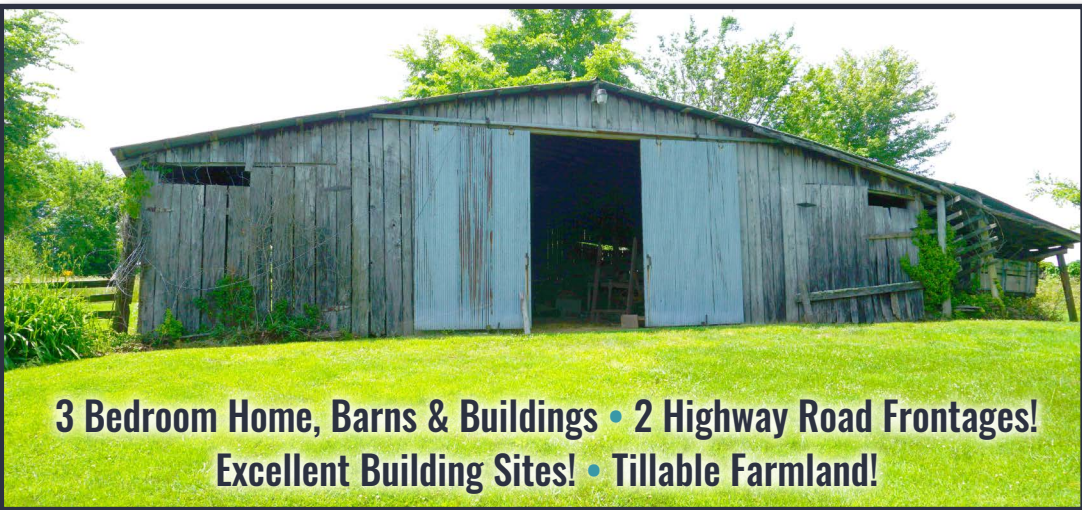
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The Estate of Nolan & Freda Smith

RED BARN - 40 Ft. x 25 ft. - 1000 Sq. Ft. • WOODEN SHED (In Middle) - 16 Ft. x 32 Ft. - 512 Sq. Ft. • BACK BARN - 45 Ft. x 40 Ft. - 800 Sq. Ft. - LEAN-TO on Barn - 13 Ft. x 40 Ft. - 520 Sq. Ft.



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3 Bedroom Home, Barns & Buildings • 2 Highway Road Frontages!
Excellent Building Sites! • Tillable Farmland!

HOME, BARNs

67

ACRES

IN 7 TRACTS & COMBINATIONS



REAL ESTATE TRACTS

Tract 1	Home, 2 Barns & Shed on 3.65 Acres
Tract 2	4.53 Acres
Tract 3	5.49 Acres
Tract 4	2.02 Acres
Tract 5	1.78 Acres
Tract 6	19.60 Acres
Tract 7	30.36 Acres



The Estate of Nolan & Freda Smith

The GOLO Community



2022 IMMEDIATE PLANTING PRIVILEGES!

TERMS AND CONDITIONS

PROCEDURE: The property will be offered in seven tracts, any combination of tracts, or as a whole property. The property will be sold in the manner resulting in the highest total sale price.

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 a new survey. Buyer will be responsible for 50% of the survey cost.

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.

