

Absolute Real Estate Auction

2066 ST RT 1748 | Wingo, KY 42066

Saturday, June 18th, 2022 | 10:00 AM

EXCELLENT BUILDING SITES!

AUCTION HELD ON TRACT 1!

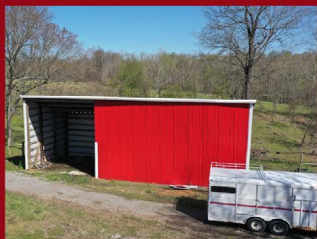


PREVIEW DATE: Monday, June 13th from 5-6 PM

**3 BR HOME
& BARN ON**

**63
ACRES**

IN 4 TRACTS



Hwy. 1748

HARRIS
Real Estate & Auction

270-247-3253 / 800-380-4318
harrisauctions.com

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REAL ESTATE TRACTS:

| | |
|----------|--|
| Tract 1: | 3 Bedroom Home & Pole Barn on 4.49 Acres |
| Tract 2: | 25.12 Acres |
| Tract 3: | 27.79 Acres |
| Tract 4: | 5.79 Acres |

NOTE: Access to TRACT 3 is across existing Gravel Drive on TRACT 4 and extends across the property 50 feet in width.

About the Real Estate:

This 1,800 Sq Ft 3 Bed 2 Bath Home Features Open Kitchen With Wood Cabinetry, Dining Room, Living Room With A Wood Burning Fireplace, And Utility Room. The Home As Well Water, Beautiful Ceramic Tile Flooring, And 3 Ways To Heat, Wood, Propane, And Electric. Exterior Features Included A Nice Deck To Enjoy The Private Country View Of The Rolling Hills Of The Pasture, Covered Front Porch, And A Pole Barn For Livestock. There Are 3 Fenced-In Pastures.



TRACT 1



TRACT 3

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TERMS AND CONDITIONS

PROCEDURE: The property will be offered in 4 individual 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 completed by Jason Looper Surveying & Engineering. Buyer & Seller will split the cost of the survey.

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, inquiries, 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 a 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.

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