

# REAL ESTATE *Auction*



**6130 LOVELACEVILLE ROAD | PADUCAH, KY 42001**

**4 Bedroom, 3.5 Bath  
BEAUTIFUL HOME**

**87** ACRES

**IN 6 TRACTS  
& COMBINATIONS**



**PREVIEW DATE: Monday, Oct. 24, 2022 - 5-6 pm**

**SATURDAY**

**October 29, 2022**

@10 AM

*The Massac  
Community*

*Fantastic  
Development  
Opportunity!*



*Entrance off Lovelaceville Road*

**AUCTION HELD ON-SITE!**

**HARRIS**  
Real Estate & Auction

HOMES - ESTATES - FARMLAND - WATERFRONT

**[harrisauctions.com](http://harrisauctions.com)**

**270.247.3253 | 800.380.4318**



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October 29, 2022 @ 10 AM

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**ABOUT THE HOME:** Columns and beautiful brick adorn this stately four bedroom, three and a half bath brick home w/attached garage; situated on a beautiful five acres. This home features central heat and air, as well as a split unit for the upstairs portion of the home. Interior features include a brick fireplace, eat-in kitchen with a bay window, an abundance of kitchen cabinetry, and a large foyer and a picturesque stairwell. The spacious primary room is on the main level. Primary room amenities include a walk-in closet with a massive bath off to the side. This bathroom includes a double vanity, sunken bathtub with a mirror back-drop, a standing shower. Also located on the main floor is a half bath with a double sink. Upstairs there are three bedrooms 2 full baths. Other features of the home include a sunporch with an abundance of glass windows. The entire square-footage of the home is over 3900 sq. ft. under the roof and 3400 sq. ft. of it is livable.

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**TERMS AND CONDITIONS**

**PROCEDURE:** The property will be offered in 6 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:** Property selling by new survey. Cost split 50/50 between buyer and seller.

**SWING TRACT:** This tract must be purchased by an adjoining land owner or combined with one of the tracts that join this auction.

**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.



**Real Estate Tracts**

<b>Tract 1</b>	<b>4 Bdrm, 3.5 BA Home on 5.08 Acres</b>
<b>Tract 2</b>	<b>5.06 Acres</b>
<b>Tract 3</b>	<b>5.12 Acres w/Stock Barn and Garage *Septic System on Tract 3</b>
<b>Tract 4</b>	<b>27.26 Acres</b>
<b>Tract 5</b>	<b>41.36 Acres</b>
<b>Tract 6</b>	<b>3.03 Acres - 40x60 Metal Shop Building w/Office &amp; Bath (This is a Swing Tract)</b>

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