

Absolute **REAL ESTATE** Auction

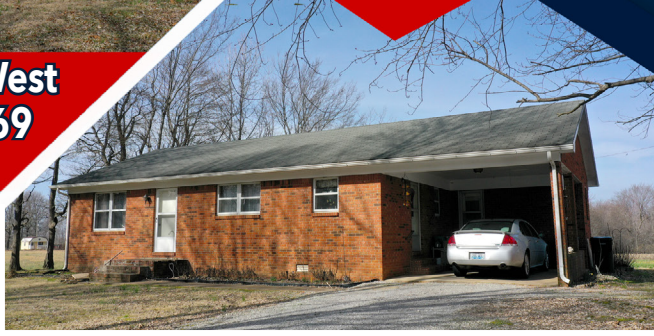
SATURDAY, APRIL 15, 2023 @ 10:00 AM

2 BRICK HOMES **135±** ACRES

IN 16 TRACTS & COMBINATIONS

**4100 St. Rt. 849 West
Melber, KY 42069**

PUBLIC PREVIEW DATE:
Monday, April 10, 2023 - 4-5 PM



4144 St. Rt. 849 W., Melber, KY 42069

HIGHLY TILLABLE FARMLAND!
EXCELLENT BUILDING SITES!
OVER 1 MILE OF ROAD FRONTAGE!
COUNTY WATER ALONG HIGHWAY 849!
BUYER HAS 2023 PLANTING PRIVILEGES!

**The Lowes
Community**

*The Estate of
George & Hedia Mabry*

Auction Held At:
HARRIS AUCTION FACILITY
3855 St. Rt. 45 N., Mayfield, KY 42066

HARRIS
Real Estate & Auction

4100 State Route 849 West, Melber, KY 42069

TRACT 1 DESCRIPTION: This 3 bedroom, 2 Bath Brick Home features a kitchen with an abundance of cabinets, dining room, family room, utility room and 1 car carport. Home has Central Electric Heat & Air. Refrigerator, Stove, Microwave & Dishwasher to remain with the Home. There is a 2 Car Detached Garage w/Concrete Floor. Sitting on 1.46 Acres.

HARRIS
Real Estate & Auction



4144 State Route 849 West, Melber, KY 42069

TRACT 2 DESCRIPTION: This 3 bedroom, 2 Bath Brick Home features a kitchen with an abundance of cabinets, dining room, family room, utility room and 1 car carport. Home has Central Electric Heat & Air. There is a small Shed behind the Home. Sitting on 1.01 Acres.

harrisauctions.com



PERSONAL PROPERTY:

LAWNMOWER & TRAILERS: John Deere D140 Riding Mower, 3 Pt. Cultivator, 3 Pt. Hitch Pond Scoop

FURNITURE: 3 pc. Wood Full Size Bedroom Suite - Bed - Chest of Drawers - Dresser w/ Mirror, Dining Table w/6 Chairs, China Cabinet, Oak Curved Curio Cabinet, Marble Top Table, Lazboy Rocking Recliner, Pair of Burgundy Chairs, Flora Couch, Magazine Table, Magazine Rack, Coffee Table w/Glass Top, Pair of End Tables, Microwave Cart

KITCHEN & SHOP: Sound Sign Stereo System, Plates, Cups, Utensils, Toaster, Potato Box, Vacuum, Chair, Blue Boy Framed, Nature Prints, Gone With Wind Type Lamp, Pots & Pans, Cornbread Cast Iron, Old Train & Tracks, Hand Tools, Drill, Jig Saw, Cast Iron Bell, Trunk, Red Wagon, Lawn Chairs, Garden/Lawn Tools, Air Compressor, Black & Decker Saw, Hammers & Drill Bits, Bikes, Old Tire Changer, 1 Row Horse Drawn Cultivator & Planter, Chain Link Fence

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.

270.247.3253  harrisauctions.com

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PLANTING PRIVILEGES!**

NORTHSIDE REAL ESTATE TRACTS:

Tract 1:	3 BDR, 2 BA - Brick Home w/Detached Garage/Workshop on 1.46 Acres
Tract 2:	3 BDR, 2 BA - Brick Home w/Small Shed on 1.01 Acres
Tract 3:	6.96 Acres
Tract 4:	21.41 Acres
Tract 5:	10.58 Acres
Tract 6:	8.36 Acres
Tract 7:	5.05 Acres
Tract 8:	6.98 Acres
Tract 9:	7.35 Acres
Tract 10:	4.55 Acres

**NORTHSIDE
Total Acreage 73.71**

SOUTHSIDE REAL ESTATE TRACTS:

Tract 11:	2.34 Acres
Tract 12:	12.49 Acres
Tract 13:	8.93 Acres
Tract 14:	9.27 Acres
Tract 15:	14.13 Acres
Tract 16:	14.83 Acres

**SOUTHSIDE
Total Acreage 61.99**

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COUNTY WATER ALONG HIGHWAY 849!**

HARRIS
Real Estate & Auction

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HARRIS AUCTION FACILITY
3855 St. Rt. 45 N.
Mayfield, KY 42066**

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REAL ESTATE TERMS:

PROCEDURE: The property will be offered in sixteen (16) 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 2023 ad valorem taxes will be prorated at closing.

SURVEY: The property will be sold by a new survey conducted by Jason Looper Surveying & Engineering. Buyer is responsible for 50% of 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, inquires, and due diligence concerning the property. Buyer will be required to sign a Lead Based Paint Disclosure waiving the opportunity to a 10 Day Post Sale Inspection. Make Inspections Prior To Date Of Sale. 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.