

# ABSOLUTE REAL ESTATE AUCTION

Saturday, April 29th, 2023 @ 10:00 AM

7242 STATE ROUTE 80 WEST, MAYFIELD, KY 42066

*The Fancy Farm Community*



ROBERT & MARY PAISY ELLIOTT  
*Estate of*

# 132

ACRES

IN 7 TRACTS  
& COMBINATIONS



### ALSO SELLING:

- FURNITURE
- GLASSWARE
- HOUSEHOLDS
- COLLECTIBLES
- JEWELRY
- TRACTOR
- TOOLS

**5 BEDROOM 2 BATH BRICK HOME WITH WRAPAROUND PORCH & BARN**



**EXCELLENT BUILDING SITES  
ON HWY 80 & HOBBS ROAD!**



**PREVIEW DATE: MONDAY, APRIL 24TH - 4-5 PM**

**HIGHLY TILLABLE FARMLAND!  
119 TILLABLE ACRES!**



**REAL ESTATE SELLS ABSOLUTE TO THE  
HIGHEST BIDDER AT 10 AM - HELD ONSITE!**

**270.247.3253**  
**[harrisauctions.com](http://harrisauctions.com)**





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Estate of ROBERT & MARY PATSY ELLIOTT

The Fancy Farm Community



## FURNITURE - GLASSWARE - HOUSEHOLDS - COLLECTIBLES - JEWELRY - TRACTOR - TOOLS

**FURNITURE:** Dining Table w/ 8 Chairs and Wood Top, Buffett w/ Wood Top & Emerald Painted Front, Emerald Accented Dining Table, Plant Stand, Wood Entertainment Center, Chest of Drawers, Couches, Leather Recliner, Emerald Wing Back Chair, Emerald Wardrobe, Ottomans, Gray Rocker Recliner, Entry Table, Antique Tiger Oak Table, 5 Pc Bedroom Suite, Tier Table, Night Stands, Book Shelf, Drop Leaf Side Table, Full Size Metal Bed, Wood & Iron Bed, Wicker Trunk, Wood Rocking Chair, Floor Lamps, Wicker Chairs, Wicker Baskets, Antique Trunk, Antique Roll Top Trunk, Foot Locker

**TRACTOR, TOOLS:** John Deere 4010 Tractor with 720 JD Loader - 9120 Hours, Vice Grips, Blower, Hedge Trimmer, Weed Eater, Battery Charger, Shop Vac, Hammers, Dewalt Cordless Drill, Mr. Heater, John Deere Pedal Tractor, Tricycle, No.19 Sausage Grinder, 2 Square Wash Tubs



**GLASSWARE, HOUSEHOLDS, APPLIANCES:** Maytag Washer & Dryer, Kirby Vacuum, Microwave, Slow Cooker, Granite Roaster, Canner, Granite Canner, Canning Jars, Fiesta Ware - Bowls, Plates & Cups, Fostoria Including - Pitcher w/Ice Lip - Bowls - Relish Dish - Footed Cake Plate - Colony Fostoria Cake Stand, Glassware, Glass Cups and Saucers, Depression Glass Server (Green), Glass Bowls, Kathy Kale Cookie Jar, Pitcher & Basin, Planters, Pictures and Frames, Singer Sewing Machine

**COLLECTIBLES, JEWELRY, MISC:** Howe-Hillard Grain Co. Rain Gauge, Coca-Cola Tins, Tums Thermometer, Texas Gas Thermometer, John Deere Thermometer, West Bend Metal Pitcher, Christmas Décor, Halloween Décor, Antique Crock Set, Antique Game table & Toys, Butter Churn, Costume Jewelry

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PERSONAL PROPERTY TO  
SELL DIRECTLY AFTER REAL ESTATE

PERSONAL PROPERTY TERMS: A 6% 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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*The Fancy Farm Community*  
 Estate of ROBERT & MARY PATSY ELLIOTT



**The Elliott Homeplace Features:**  
 This 5 Bedroom 2 Bath Brick Home Features An Open Kitchen, Dining Room, And Living Room With Fireplace, And Unfinished Basement. There Are Hardwood Floors In The Dining Room And Living Room And Carpet In Bedrooms. Exterior Features Of This Property Include A 1 Car Attached Garage, Wraparound Porch, And A Circle Drive. Also Located On Tract 1 Is A Detached Vintage Milk Barn With 3 Bay Equipment Storage And Stock Barn. Water Supplied By Well.



**EXCELLENT BUILDING SITES ON HWY 80 & HOBBS ROAD!**

**REAL ESTATE TRACTS**

<b>Tract 1:</b>	<b>3 Bedroom 1 Bath Brick Home with Wraparound Porch &amp; Barns situated on 2.12 Acres</b>
<b>Tract 2:</b>	<b>7.13 Acres w/Pond</b>
<b>Tract 3:</b>	<b>6.98 Acres</b>
<b>Tract 4:</b>	<b>17.76 Acres</b>
<b>Tract 5:</b>	<b>13.19 Acres</b>
<b>Tract 6:</b>	<b>19.59 Acres</b>
<b>Tract 7:</b>	<b>65.36 Acres</b>

**132 ACRES IN 7 TRACTS & COMBINATIONS**

**REAL ESTATE SELLS ABSOLUTE TO THE HIGHEST BIDDER AT 10 AM - HELD ONSITE!**

**TERMS AND CONDITIONS**  
**PROCEDURE:** The property will be offered in multiple tracts.  
**BUYER'S PREMIUM:** A 6% 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. Buyer will be responsible for 50% of the 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

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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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