

ABSOLUTE REAL ESTATE AUCTION

170

ACRES

in 20 Tracts
& Combinations

Miles of Road Frontage

PROPERTY LOCATED: Hwy. 121, Jimtown Rd. & Butterworth Rd., Mayfield, KY 42066

TUESDAY
May 2, 2023
@ 6:00 PM

High State
of Cultivation
Mini-Farm
Tracts

Commercial
Potential
on Highway
121

Gorgeous
Building Site
Tract 5 - 9.13
Acres w/Lake

AUCTION HELD TUES., MAY 2, 2023 @ 6 PM
HARRIS AUCTION FACILITY
3855 ST. RT. 45 N., MAYFIELD, KY



HARRIS
Real Estate & Auction

harrisauctions.com | 270.247.3253



TRACT 17: 8.61 Acres
w/\$200.00 per month Mobile
Home Lot Rental

TUESDAY
May 2, 2023
@ 6:00 PM

ABSOLUTE REAL ESTATE AUCTION



TRACT 20: 2345 Jimtown Road: Aluminum Sided 1,200 Sq. Ft. Home with Basement & Well. Current Rental Income of \$600.00 per month.



- Commercial Potential on Highway 121
- High State of Cultivation Mini-Farm Tracts
- Short Drive to Hospital & Shopping in Mayfield
- Near Central Elementary & Graves Co. High School
- County Water on Highway 121
- Miles of Road Frontage

TRACT 4: 4.31 Acres w/Barns & Well

PROPERTY LOCATED: Highway 121, Jimtown Road & Butterworth Road, Mayfield, KY 42066

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TRACTORS, VEHICLES & EQUIPMENT: Salvage Jeep Pickup, 6 Ft. 3 pt. Disk, Case 1 Row Picker, Oliver 1 Row Picker, 56 Chevy Salvage, Chevrolet Corvair Salvage, 2 - Chevy 4 Door Cars, Chevrolet Salvage Truck, John Deere 2 Row Planter, 2 Btm. Oliver Plow, Cutlass Salvage Car, Ford Salvage Pickup, Pull Type Roller, 3 Pt. Blade, Ford Salvage Truck, Super A Farmall Salvage, (2) 555 Oliver Tractors

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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Personal Property Sells Directly After Real Estate.

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PROPERTY LOCATED: Highway 121, Jimtown Road & Butterworth Road, Mayfield, KY 42066

170 ACRES
in 20 Tracts & Combinations

Commercial Potential on Highway 121

High State of Cultivation
Mini-Farm Tracts

Short Drive to Hospital & Shopping in Mayfield

Near Central Elementary & Graves Co. High School

County Water on Highway 121

Miles of Road Frontage

TRACT 17: 8.61 Acres with \$200.00 per month Mobile Home Lot Rental.

TRACT 20: 2345 Jimtown Road: Aluminum Sided 1,200 Sq. Ft. Home with Basement & Well. Current Rental Income of \$600.00 per month.

TERMS AND CONDITIONS

PROCEDURE: The property will be offered in twenty (20) 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.

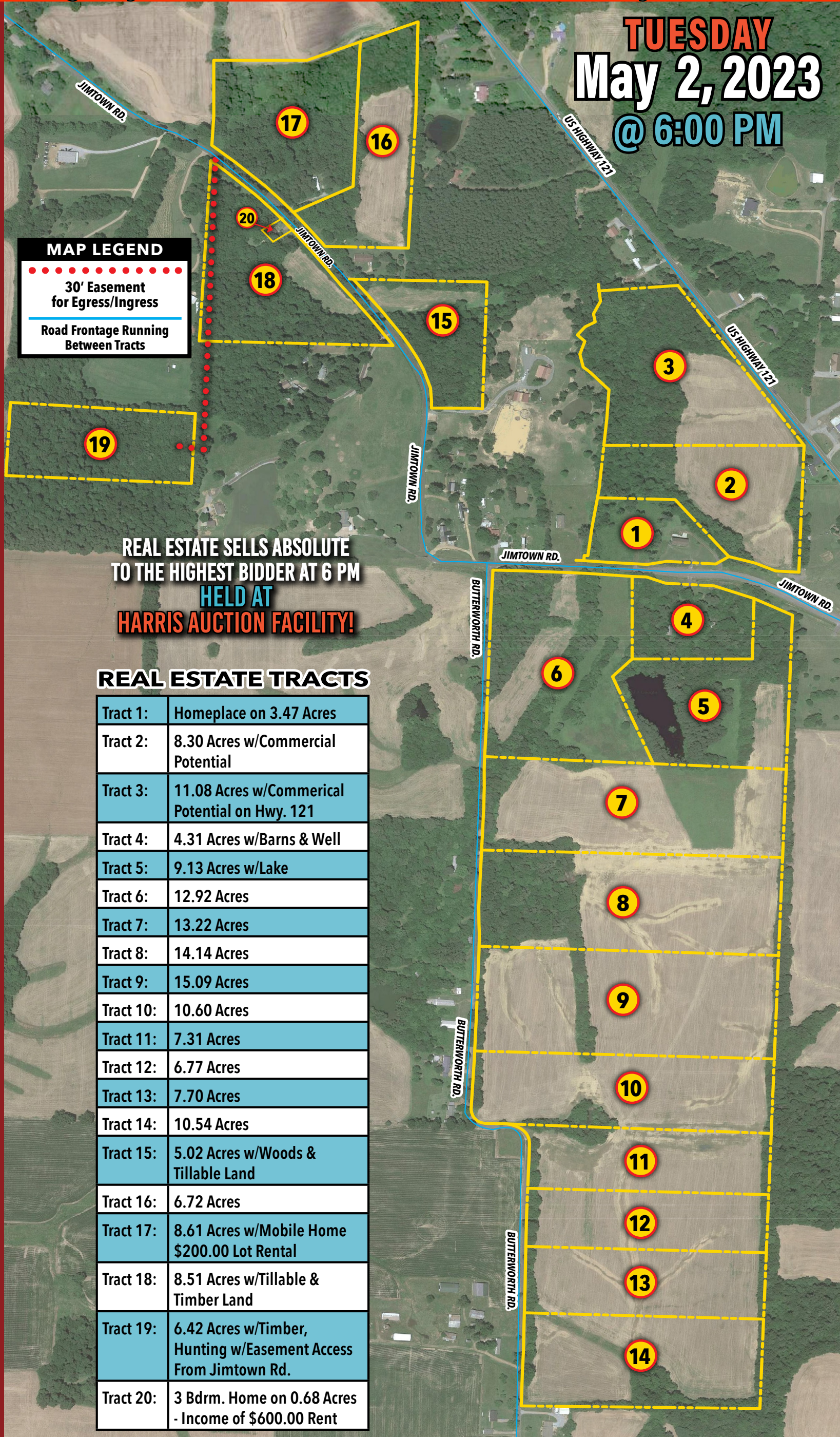
CLOSING: Closing shall take place on or before 30 days from auction date.

REAL ESTATE TAXES: All 2023 ad valorem taxes will be prorated at closing

SURVEY: The property will be sold by a new survey. 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 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.



TUESDAY
May 2, 2023
@ 6:00 PM

MAP LEGEND
••••• 30' Easement for Egress/Ingress
— Road Frontage Running Between Tracts

REAL ESTATE SELLS ABSOLUTE TO THE HIGHEST BIDDER AT 6 PM HELD AT HARRIS AUCTION FACILITY!

REAL ESTATE TRACTS

Tract 1:	Homeplace on 3.47 Acres
Tract 2:	8.30 Acres w/Commercial Potential
Tract 3:	11.08 Acres w/Commerical Potential on Hwy. 121
Tract 4:	4.31 Acres w/Barns & Well
Tract 5:	9.13 Acres w/Lake
Tract 6:	12.92 Acres
Tract 7:	13.22 Acres
Tract 8:	14.14 Acres
Tract 9:	15.09 Acres
Tract 10:	10.60 Acres
Tract 11:	7.31 Acres
Tract 12:	6.77 Acres
Tract 13:	7.70 Acres
Tract 14:	10.54 Acres
Tract 15:	5.02 Acres w/Woods & Tillable Land
Tract 16:	6.72 Acres
Tract 17:	8.61 Acres w/Mobile Home \$200.00 Lot Rental
Tract 18:	8.51 Acres w/Tillable & Timber Land
Tract 19:	6.42 Acres w/Timber, Hunting w/Easement Access From Jimtown Rd.
Tract 20:	3 Bdrm. Home on 0.68 Acres - Income of \$600.00 Rent



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