

LAND Auction

Saturday, **November 4, 2023** @ 10 AM
301 YOUNG ROAD, HICKORY, KY 42051

*Lowes
Community*

232.69 Acres

**in 15 Tracts
& COMBINATIONS**

Prime Farmland

harrisauctions.com

PROCEEDS TO BENEFIT



NEW PATHWAYS
for children

AUCTION HELD AT:

**New Pathways - Schmidt Building
3311 Shaw Road, Melber, KY 42069**

HARRIS

Real Estate & Auction

MICHAEL HARRIS
PRINCIPAL BROKER/AUCTIONEER

270.247.3253

Proceeds to benefit



New Pathways for Children is a private referral Christian childcare agency located in Graves County, Kentucky. New Pathways is recognized as a 501(c)(3) nonprofit, making donations tax-deductible. We are also licensed and accredited to provide children's services. Established in 1990, New Pathways for Children was founded with a vision of providing hope and healing for hurting children. Our mission statement reflects our purpose: "To minister to the physical, social, emotional, and spiritual needs of at-risk children in a Christ-like atmosphere."

To fulfill our mission, New Pathways currently operates a group home for boys, a group home for girls, and a family model home for younger children, with a total capacity of twenty-four. Construction on a new home began in the summer of 2023, which will provide care for an additional eight children upon completion.

It's important to note that **New Pathways does not receive government funding for childcare**. In 2014, our board of directors and management made the decision to reject state funds due to concerns about the potential impact on our Christian mission. Instead, we rely on donations from churches, individuals, private foundations, and businesses to provide the necessary resources for the care of children in our program. Importantly, there are no charges to families in need of our services, ensuring that there are no barriers to serving children in need.

Children come into our program because of neglect, abandonment, abuse, homelessness, and poverty. Each child has their own room and attends a private Christian school, generously sponsored by our supporters. Our dedicated staff provides supervision, and each child is assigned a case manager for support. Licensed counseling services are also provided to help children heal from past traumas. Additionally, children participate in weekly church services, engage in youth group activities, and enjoy extracurricular activities based on their personal interests.

MISSION STATEMENT

"To minister to the physical, social, emotional, and spiritual needs of at-risk children in a Christlike atmosphere."

For more information, please visit our website at www.npfc.net, connect with us on Facebook at New Pathways for Children, or reach out to **Ricky Burse** or **David Simmons** at (270) 674-6061.

232.69 ACRES - SOILS: The Gardner Farm (Known By Most As The Young Farm) Consists Of Approximately 120 Acres of Collins Silt Loam Soil With The Balance Of 115 Acres Of Soil Being Loring Silt Loam And Purchase Silt Loam. These All Support High Quality Soils For Farm Production, Mini Farms And Building Sites.



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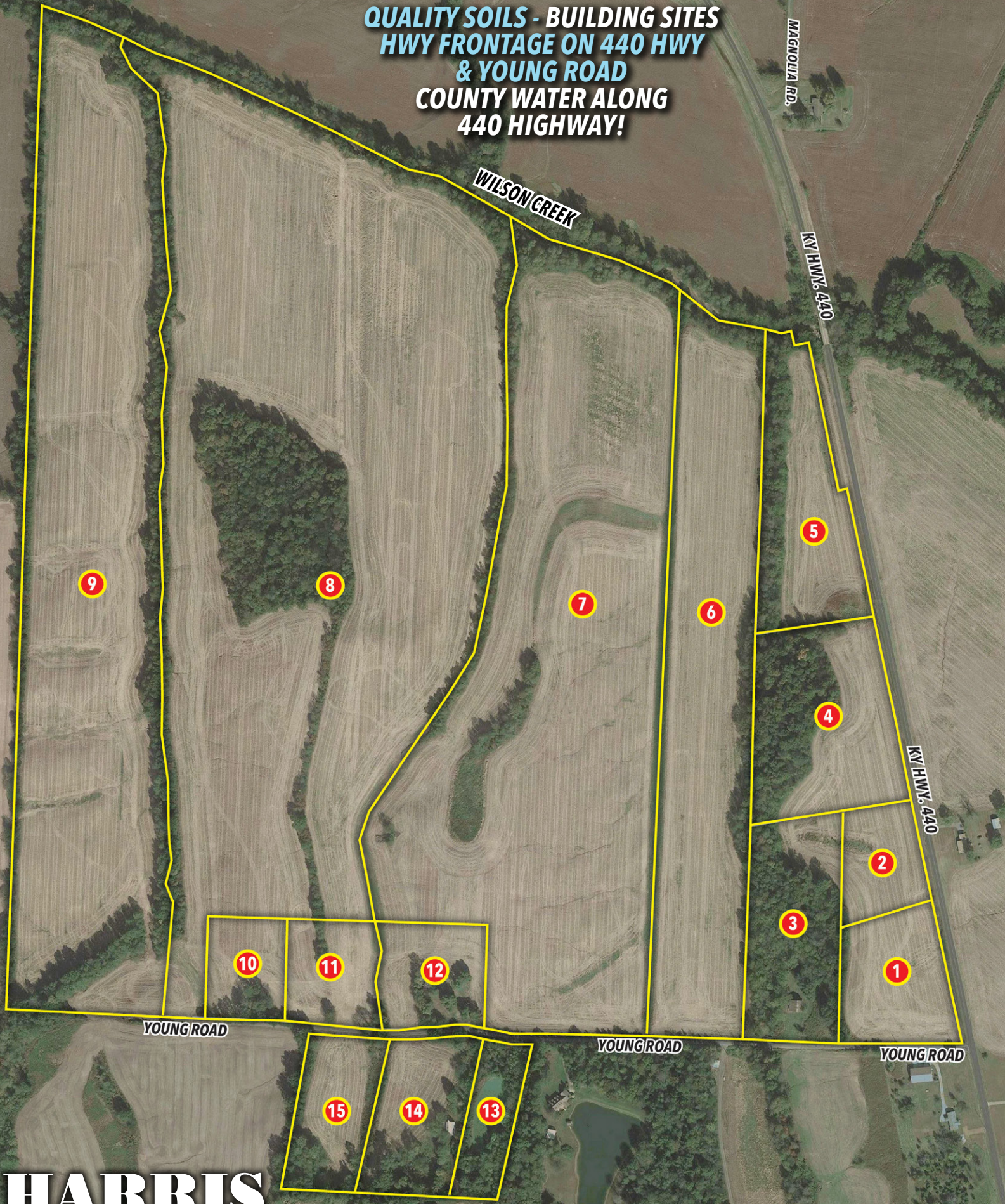


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193 TILLABLE ACRES • PRIME GRAVES COUNTY FARMLAND!

**QUALITY SOILS - BUILDING SITES
HWY FRONTAGE ON 440 HWY
& YOUNG ROAD
COUNTY WATER ALONG
440 HIGHWAY!**



Real Estate Tracts

Tract 1	4.32 Acres
Tract 2	2.67 Acres
Tract 3	6.44 Acres
Tract 4	8.12 Acres
Tract 5	7.04 Acres
Tract 6	20.21 Acres
Tract 7	47.96 Acres
Tract 8	74.50 Acres
Tract 9	42.03 Acres
Tract 10	2.47 Acres
Tract 11	2.96 Acres
Tract 12	3.42 Acres
Tract 13	2.40 Acres
Tract 14	4.45 Acres
Tract 15	3.70 Acres

TERMS AND CONDITIONS

PROCEDURE: The property will be offered in 15 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 2023 ad valorem taxes will be prorated at closing

SURVEY: The property will be sold by a new survey. 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. 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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REAL ESTATE IS OFFERED AT 10:00 AM