

# ABSOLUTE LAND AUCTION

SATURDAY, OCTOBER 28, 2023 @ 10 AM

HUNTER'S PARADISE!

TODD COUNTY  
HERRING MILL RD  
ELKTON, KY 42220

178.08  
ACRES

ABUNDANCE OF  
WILDLIFE!



The  
Lacy  
Community

Tract 1: 178.08 Acres With  
Quality Timber and Hunting!  
Tract 2: Oil and Mineral Rights

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

OVER  
**\$295,000**  
TIMBER VALUE!  
OWNERS PORTION!  
Estimated Total Timber Value \$590,000

## WILDLIFE Management:

- **General Wildlife:** The forest is healthy and has a large diversity of insects, songbirds, mammals, reptiles, and amphibians.

- **Hunting:** Wildlife openings, food plots, den trees, and mast tree species are all critical aspects of maintaining long-term wildlife habitat. Planting wildlife food plots is a common practice, as is providing supplementing foods for the deer herd.

Manipulating and maintaining the native habitat can also be very beneficial to the local wildlife through sustainable forestry practices.

Working with a Private Lands Wildlife Biologist from KY Fish and Wildlife Resources, (KDFWR) is also a great option. **HUNTER'S PARADISE!**

TOLL FREE: **800.380.4318**

Grade Sawtimber Species	# Trees	Volume* (Bd.Ft.)	Avg. Vol/Tree (Bd.Ft.)	% Volume	Avg. DBH (Inches)
Red Oak	1,511	230,400	150	28%	19
White Oak	993	181,600	180	22%	21
Yellow-Poplar	437	82,000	190	10%	20
Hickory-Smooth Bark	281	40,600	145	5%	19
Hickory-Shaggy Bark	351	36,400	100	4%	17
Chinkapin Oak	153	22,000	145	2%	20
Post Oak	183	20,100	110	2%	18
Sugar Maple	163	12,500	80	2%	20
Ash	126	9,800	80	1%	18
Chestnut Oak	26	8,600	330	1%	23
Cherry	39	6,100	160	1%	19
<b>Total (Sawtimber)</b>	<b>4,263</b>	<b>650,100</b>	<b>150</b>	<b>78%</b>	<b>20</b>
Misc. Hardwoods**	2,914	181,000	62	21%	14
<b>TOTAL</b>	<b>7,177</b>	<b>831,100</b>	<b>115</b>	<b>100%</b>	<b>17</b>

\*Volume estimate is in board feet, Doyle rule, Form Class 7B \*\*Misc. Hardwoods include Chinkapin Oak, Elm, Hickory (both types), Red Oak, Sugar Maple, Sweetgum, White Oak, and Yellow-Poplar



**Big Mike's Barbeque & More**  
11980 Greenville Rd, Hopkinsville, KY 42240



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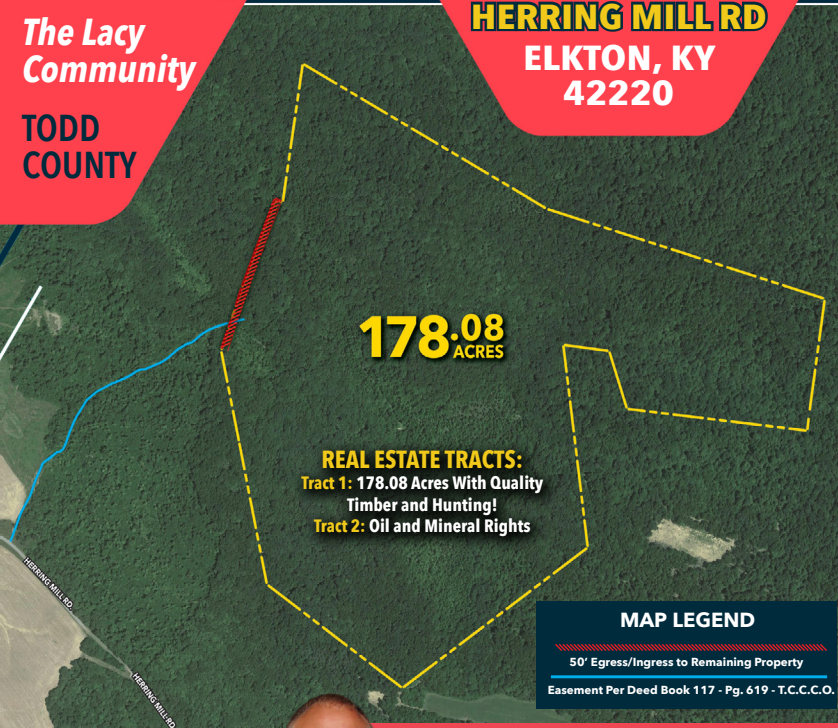
The Lacy Community

TODD COUNTY

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OCT. 28, 2023  
@ 10:00 AM**

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**HERRING MILL RD  
ELKTON, KY  
42220**



**178.08  
ACRES**

**REAL ESTATE TRACTS:**  
Tract 1: 178.08 Acres With Quality  
Timber and Hunting!  
Tract 2: Oil and Mineral Rights

**MAP LEGEND**

50' Egress/Ingress to Remaining Property

Easement Per Deed Book 117 - Pg. 619 - T.C.C.C.O.

**MICHAEL HARRIS**

**PRINCIPAL BROKER  
PRINCIPAL AUCTIONEER**  
KL# 252972 | KY Broker# 198374

**270.247.3253**



**TERMS AND CONDITIONS - PROCEDURE:** The property will be offered in (2) two tracts, Tract 1 for Timber & Hunting & Tract 2 for Oil and Mineral Rights, or as a whole property in combination.  
**BUYER'S 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 survey costs.  
**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.

## Harris Real Estate & Auction

3855 State Route 45 North  
Mayfield, KY 42066

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