

REAL ESTATE *Auction*

4 BR, 3.5 BA
Vinyl Sided Home

15±
ACRES

IN 2 TRACTS

**3566 BEAL ROAD
HARDIN, KY 42048**

Great Building Site!

SATURDAY

September 23, 2023 @ 10:00 AM

**PUBLIC PREVIEW DATE:
Monday, September 18th from 4-5 PM**



THE
Charles Morgan
ESTATE

ALSO SELLING:

- VEHICLES
- TOOLS
- FARM EQUIPMENT
- OUTDOOR ITEMS
- FURNITURE
- APPLIANCES
- HOUSEHOLDS

CRUISE THE TIMBER!



BEAL ROAD



**Real Estate
Offered
at 10:00 am!**

**Auction
Held Onsite!**

HARRIS
Real Estate & Auction

270.247.3253 harrisauctions.com

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Personal Property Sells Directly After Real Estate

VEHICLES - TRACTORS - MOWERS - FOURWHEELER: 2015 Ford Edge SEL, Leather Seats, Keyless Start, Touchscreen Display, 68,000 Miles. VIN: 2FMTK3J85FBB32400, 1997 Ford F-150 Base, Pickup, 4WD, VIN: 1FTDX18W1VND24077, Miles: 130,145, New Holland Tractor 2120: Serial Number UV31679, 969 +/- Hours, International Harvester 424 Serial Number 11599, 1,245 +/- Hours, Cub Cadet 49 Hours, Series 1000 LTX Riding Mower, Snapper Zero Turn Mower 61" 1039 Hours, Serial Number 41116055 Model NZMJ2561, Honda Fourtrax 250 Four-Wheeler 1985 Model.

TOOLS, FARM EQUIPMENT, OUTDOOR ITEMS: PTO Digger, 3 Pt Lift Pole, Grooming Mower Woods Rm 72, Ford 3 Bottom Plow, 4 Wheel Farm Wagon Single Axle Tilt Trailer, 3 Pt Sprayer, Fishing Boat, Antique Tiller, Duracraft Bench Drill Press (Model SP30/ Serial Number 127655), Delta Pro Jointer (Serial W9850/Model 37-196), Delta Tabletop Router Shaper (Serial K9512/Model 43-505), Sears Belt And Disc Sander Model Number:113.225930 Serial Number: 1237.P0092, Dewalt Tabletop Miter Saw, Craftsman Vintage Radial 100 Saw, INDY 5 Hydraulic Floor Jack, Craftsman Commercial Router, Campbell Hausfeld Pressure Washer, Craftsman 2 HP 6 Gallon Air Compressor, 1/2 HP Bench Grinder, Craftsman 12 Inch Sand Saw-Sander, Metal Wagon With Hitch, Echo Limb Trimmers, STHL Leaf Blower, Craftsman A RIP 24/24, T-Posts, L Shaped Fuel Tank, Lincoln Electric AC 225 Amp Stick Welder (7533-807), Coleman Power Mate Black Max Series 20-Gallon Air Compressor (Serial 52130780), 15 Johnson Boat Motor, Step Ladder, Coleman Lantern, Metal Outdoor Wagon, Miscellaneous Hand Tools, Miscellaneous Power Tools, Extension Cords, Ladder, Portable Battery Charger

FURNITURE: Howard Miller Floor Clock, Dining Room Table & 6 Chairs, 5 Piece Bedroom Suite With Adjustable Base Bed Frame, Corner China Hutch, Natural Rattan Breakfast Table And Chairs, Buffet Cabinet, Corner Display Case, Entryway Table, Woven Pair Of Chairs, Floor Lamp, Wicker Coffee Table And Side Table, Floor Coat Rack, Wicker Book Magazine Rack, Wicker Rocking Chair, Wicker Side Tables, Corner Wicker And Metal Shelf, Oak Desk, 5 Pc Oak Bedroom Suite, White 3 Drawer Dresser And Headboard, Side Table, Outdoor Lawn Chairs, Metal Outdoor Table And 5 Chairs, Corner Shelf, Book Case, Side Table, 3 Tier Shelf, Gray Heathered Electric Recliner, Sitting Chairs, 6 Sided End Table, White Decorative Table, Corner Entertainment Center, Green Upholstered Rocking Chair, Upholstered Bench, Room Divider, Round Side Table, 3 Drawer Green Storage Cabinet, 2 Matching Bar Stools, Coffee Table, Brown Oversized Recliner, Light Brown Manual Recliner, Side Table, Floral Couches

APPLIANCES: Maytag Dryer, Maytag Top Load Performa Washer, Sears Upright Cold Spot Freezer, Sharp Carousel Microwave, Kitchen Aid Refrigerator

HOUSEHOLDS: Allegro Stereo And Speakers, Shark Robot Vacuum, Howard Miller Tabletop Clock, 55" Samsung Flat Screen Television, Samsung Blu-Ray Player, Wall Décor, Bookends, Mounted Deer Head, Storage Containers And Baskets, Decorative Lanterns, Floor Plant, Metal Wall Hanger, Upholstered Foot Stool, Decorative Pouf, Wall Mirrors, Decorative Rug, Cast Iron Tea Pot, Collectible Display Vintage Cars, Brass Decorative Container, Mantle Clock, Artificial Floral Arrangements, Miscellaneous Holiday Décor, Decorative Door Wreaths, Table Top Lamps, Crystal Plates And Vases, Crystal Butterfly Dish And Lid, Silver Plated Serving Trays, Noritake China Dish Set, Ceramic And Glass Vases And Keepsakes, Black And Decker Toaster Oven, Keurig Coffee Maker, Mr. Coffee Maker, Ice Chests, Crystal Serving Dishes, Flatware, Hand Held Mixer, Hamilton Can Opener, Salad Master Knives, Miscellaneous Plates, Cups And Bakeware, Vintage Salt And Pepper Shakers, Vaseline Glass, Teapots

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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.

HARRIS
Real Estate & Auction

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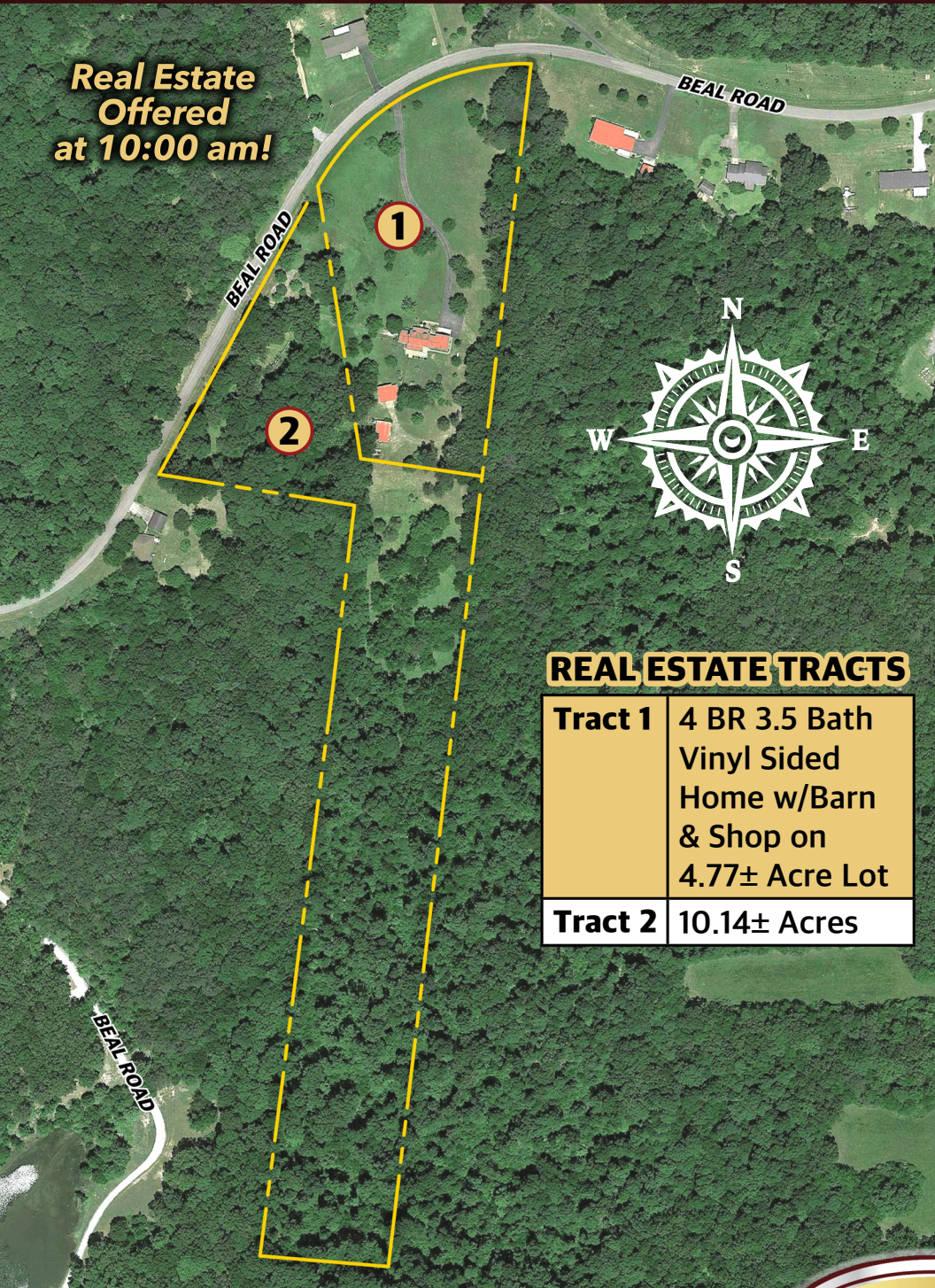
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THE Charles Morgan ESTATE



Real Estate Offered at 10:00 am!



REAL ESTATE TRACTS

| | |
|----------------|--|
| Tract 1 | 4 BR 3.5 Bath Vinyl Sided Home w/Barn & Shop on 4.77± Acre Lot |
| Tract 2 | 10.14± Acres |

TRACT 1: Just Minutes From Kentucky Lake In Marshall County, This 4 Bedroom, 3.5 Bath Home With 2-Car Attached Garage Is Move In Ready. The Home Sits On A 4.77± Acre Lot Equipped With A Shop And Barn. There Is A Back Porch For A View Of A Well-Maintained Backyard And A Front Porch With Mature Trees. The Paved Driveway Is An Amenity For Your Home Setting Back Off The Road. The Main Floor Has A Formal Dining Room, Living Room With Fireplace, Primary Bedroom With Walk In Closet And Primary Bathroom, Office Space With Half Bath, Laundry Room With Outdoor Entrance And Utility Sink, Sitting Room That Leads Out To Deck, Breakfast Nook And Kitchen. The Home Has Beautiful Well-Kept Hardwood Floors, Beautiful Cabinets, And Ample Closet Storage Space Throughout. The Upstairs Level Has Two Bedrooms And One Bathroom. Both Bedrooms Have Sink Vanities And Walk In Closets. The Basement Level Would Make A Perfect Mother-In-Law Suite With Bedroom, Bathroom, Living Room With Fireplace, Kitchen, And Separate Entrance/ Parking. This Home Has A Filtec Central Cleaning System And Generac Guardian 22kw. The Barn Is Approximately 24'x16' With Two Lean-To Storage Areas. The Shop Is Approximately 32'x20'. It Has A Covered Concrete Patio And Has Water/ Electric Access.

TRACT 2: 10.14± Acres. This Property's Location Provides A Diversified Use From Single Family Home Living, Mini Farm For Your Animals, Or Looking For A Property At Kentucky Lake With Easy Access To Several Marinas Just Moments From The Property.

TERMS AND CONDITIONS - PROCEDURE: The property will be offered in 2 individual tracts, any combination of tracts, or as a whole property.

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 is responsible for 50% of the cost of the survey.

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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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