

# ABSOLUTE LAND AUCTION

FRIDAY  
**Dec. 1st**  
@ 12:00 pm  
*Buy 1 or All 6 Tracts!*

963 Millers Chapel Road, Mayfield, KY 42066

# 82.31

ACRES

IN 6 TRACTS  
OR COMBINATIONS

**BUILDING TRACTS!**  
**OWNER'S PORTION TIMBER -**  
**\$52,894 IN VALUE!**  
**TOTAL ESTIMATED TIMBER**  
**VALUE - \$105,788**

**INVESTMENT OPPORTUNITY!**  
**INCOME PRODUCING FARMLAND!**  
**40 TILLABLE ACRES!**

**QUALITY FARMLAND!**  
**HUNTING / RECREATION - Cabin & Outhouse on TRACT 4**

*AUCTION HELD: Harris Auctions Facility • 3855 St. Rt. 45 S., Mayfield, KY 42066*



# HARRIS

Real Estate & Auction

**MICHAEL DALE HARRIS**  
PRINCIPAL BROKER / AUCTIONEER

270.247.3253 • harrisauctions.com

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*Buy 1 or All 6 Tracts!*

**Make Family MEMORIES on Your NEW Farm!**



TRACT 1

## TIMBER CRUISE

By Fulgham Timber Consulting

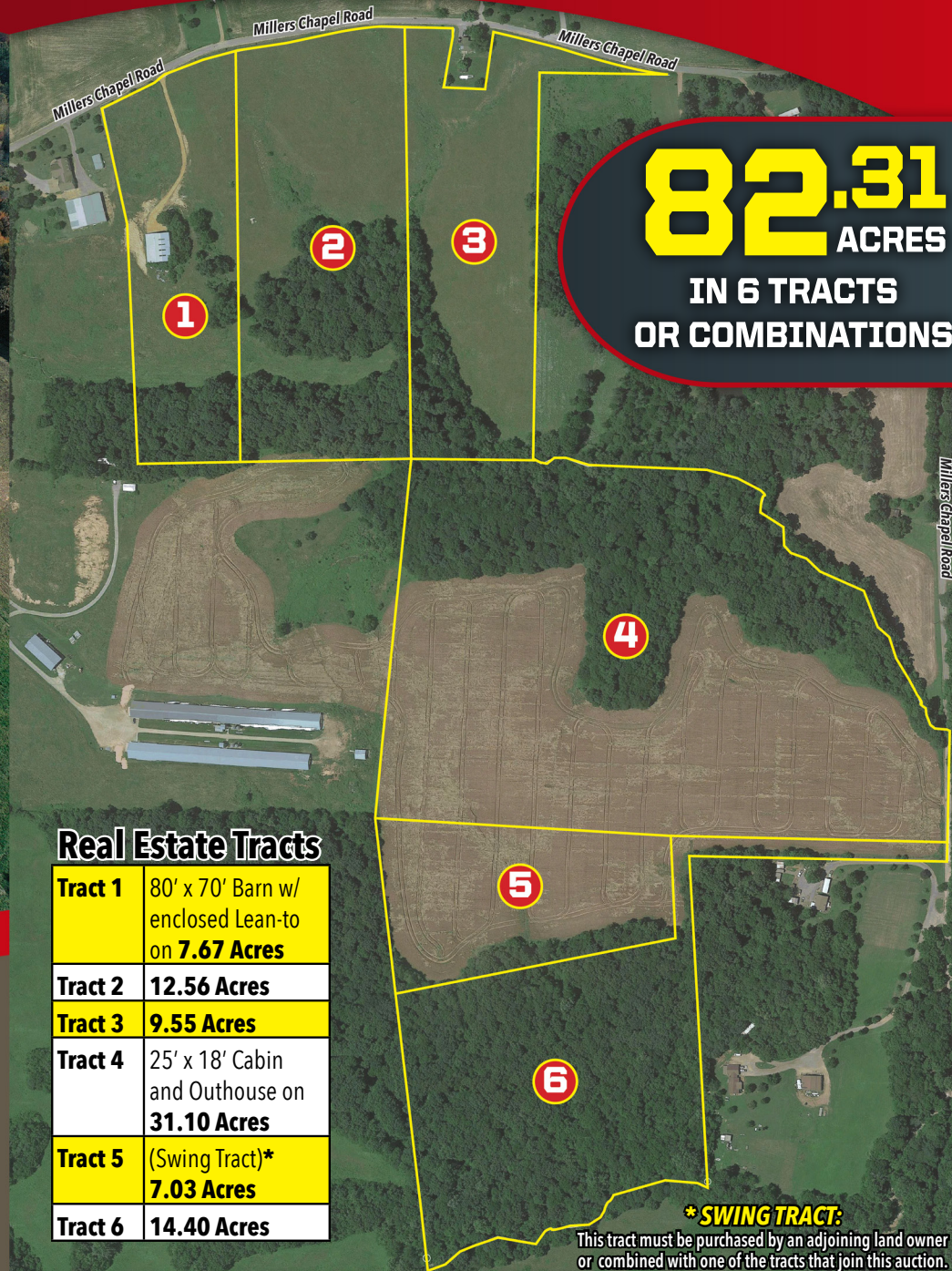
North Stand			
Approx. 19 acres			
	Avg DBH	BF Doyle Sc.	\$ Value
Red Oak	21.0	28,162	\$7,040
White Oak	18.6	33,779	\$25,334
Ash	16.2	9,786	\$2,935
Hickory	14.9	11,514	\$2,878
Cross Ties	15.3	18,512	\$3,239
TOTAL SAW LOGS	17.6	101,753	\$41,426
Pulpwood Tons	9.5	423	\$1,692
<b>NORTH STAND TOTAL</b>			<b>\$43,118</b>
South Stand			
Approx. 13 acres			
	Avg DBH	BF Doyle Sc.	\$ Value
Red Oak	17.0	16,714	\$4,178
Hickory	18.7	3,588	\$897
Cross Ties	16.0	23,573	\$4,125
TOTAL SAW LOGS	16.5	43,874	\$9,200
Pulpwood Tons	8.0	144	\$576
<b>SOUTH STAND TOTAL</b>			<b>\$9,776</b>
<b>Total estimated value of all timber on property</b>			<b>\$52,894</b>

**BUILDING TRACTS! TIMBER! QUALITY FARMLAND!**

### TERMS & CONDITIONS

**PROCEDURE:** The property will be offered in six (6) tracts. The property will be offered in 6 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.  
**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.  
**SWING TRACT:** This tract must be purchased by an adjoining land owner or combined with one of the tracts that join this auction.  
**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, inquiries, 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.



**82.31** ACRES  
 IN 6 TRACTS  
 OR COMBINATIONS

### Real Estate Tracts

<b>Tract 1</b>	80' x 70' Barn w/ enclosed Lean-to on <b>7.67 Acres</b>
<b>Tract 2</b>	<b>12.56 Acres</b>
<b>Tract 3</b>	<b>9.55 Acres</b>
<b>Tract 4</b>	25' x 18' Cabin and Outhouse on <b>31.10 Acres</b>
<b>Tract 5</b>	(Swing Tract)* <b>7.03 Acres</b>
<b>Tract 6</b>	<b>14.40 Acres</b>

**\* SWING TRACT:**

This tract must be purchased by an adjoining land owner or combined with one of the tracts that join this auction.



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