

HARRIS

Real Estate & Auction

ABSOLUTE LAND AUCTION

4312 State Hwy. 944 S., Wingo, KY 42088

Auction Held At:

JACKSON CHAPEL
COMMUNITY CHURCH

51 Jackson Chapel Road
Wingo, KY 42088

SATURDAY

December 2, 2023 @ 10:00 AM

97[±]
Acres

IN 8 TRACTS
& COMBINATIONS

Hickman County
The Murphy Farm

LAND SELLS ABSOLUTE
TO THE HIGHEST
BIDDER AT 10:00 AM!

MINI FARM POTENTIAL!
71 TILLABLE ACRES!
EXCELLENT BUILDING TRACTS!

STATE ROUTE 944

LOGERS ROAD

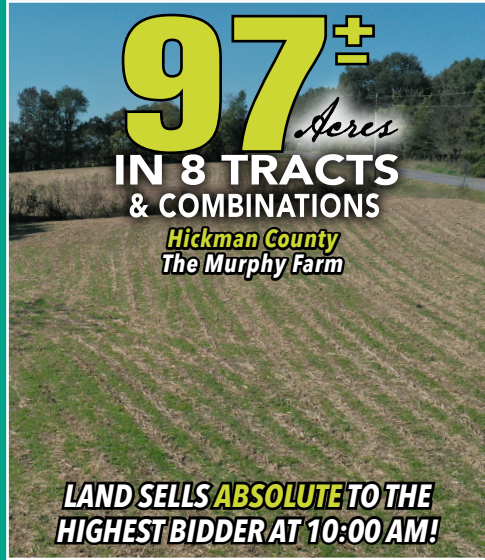
LOGERS ROAD

270-247-3253 / 800-380-4318 / harrisauctions.com

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REAL ESTATE TRACTS:

Tract 1	22.91 Acres
Tract 2	27.601 Acres
Tract 3	8.247 Acres
Tract 4	3.242 Owner Retaining This Tract
Tract 5	10.509 Acres
Tract 6	9.401 Acres
Tract 7	1.062 Acres
Tract 8	10.582 Acres
Tract 9	7.426 Acres

REAL ESTATE TERMS - PROCEDURE: The property will be offered in eight (8) 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.**
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.
NEW DATA, CORRECTIONS, AND CHANGES: Please arrive prior to scheduled auction time to inspect any changes, corrections, or additions to the property information. **FULL TERMS ON WEBSITE @ harrisauctions.com**

harrisauctions.com



Harris Real Estate & Auction
 3855 State Route 45 North
 Mayfield, KY 42066

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HARRIS
 Real Estate & Auction

HOMES FARMLAND
ESTATES WATERFRONT



MICHAEL HARRIS
 PRINCIPAL BROKER / AUCTIONEER
 KL# 252972 | KY BROKER# 198374
270.247.3253



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