

# Absolute REAL ESTATE Auction

Saturday  
November 18th, 2023  
@ 10:00 AM

162 & 285  
Collins Farm Rd.  
Benton, KY 42025

**33<sup>+</sup>**  
*Acres*

**IN 15 TRACTS  
& COMBINATIONS**

**ALSO 2 HOMES LOCATED:  
162 & 285 Collins Farm Rd., Benton**



Slaughter Rd.

Collins Farm Rd.

**REAL ESTATE SELLS ABSOLUTE**

**@ 10:00 AM**

*Personal Property To Follow  
Directly After*

**PUBLIC PREVIEW DATE:**  
November 6th from 5-6 pm

**270.247.3253**

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



**ALSO SELLING:**

Antiques	Housewares
Collectibles	Minerals
Riding Mower	Geodes
Tools	Vintage Toys

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## Antiques - Collectibles - Riding Mower - Tools - Housewares Minerals - Geodes - Vintage Toys

**TOOLS AND OUTDOOR EQUIPMENT:** John Deere L120 Riding Mower, Campbell Hausfeld 28-Gallon Air Compressor, Guardian Air Compressor, Snapper 4 Hp Tiller, 2-Ton Cherry Picker, Motor Stand, Stihl Chainsaws, Craftsman Toolbox, Popular Mechanic Toolbox, Shotgun Shells, Fishing Poles And Reels, Numerous Handheld Power Tools, Zig Saws, Dewalt Sawzall, Router Skill Saw, Table Saw, Gas Cans, Extension Cords, Fans, Metal Toolboxes, Shop Vac, Traps, Cages, Huffly Bike, Stanley Ladder, Galvanized Water Trough, 5 Ft Prybars And Breakers, Craftsman Table Saw, Impact Wrench, Pressure Washer, 10-Amp Chipper, Multiple Weed Eaters, Leaf Blowers, Hydraulic Jack, Cast Iron Rain Train, 2 Wheel Dolly, Sander Table Saw

**HOUSEWARES AND FURNITURE:** Cobalt Blue Glassware, Cast Iron Pots And Pans, Griswold Cast Aluminum Pot With Lid, Stoneware Jugs, Christmas Décor, George Foreman Grill, GE New In Box Microwave, Binoculars, Brass Décor, Gum Ball Machine, Pewter Tea Set, Desk, End Tables, Glass Display Cases, Wooden Storage Cabinet, Wooden Cradles, Antique Radiator, Schoolhouse Desk Chairs, Wooden Rocking Horse, Dishes, Oil Lamps

**ANTIQUE AND VINTAGE COLLECTIBLES:** Antique Tractor Seats, Wind Vanes, Milk Cans, Tin And Metal Advertising Signage, Buttons, Washboards, 7-Up Drink Dispenser, Coca-Cola Signage, Deer Antlers And Displays, Cast Iron Stool, Cast Iron Table, Scales, Whiskey Jugs, Hood Ornaments, Pottery Dishes And Pitchers, John Deere Display Knife, Cast Iron Antique Dinner Bell, Dazey Churner, Bb Guns, Antique Corn Sheller, Victorian Style Door Knobs, Blue Mason Jars And Lids, Railroad Lanterns, Cast Iron Coin Banks, Post Cards, Vinyl Records And 45s And 33 1/3rds, Vintage Apothecary Containers

**MINERALS, STONES AND GEODES:** Stone Pestle And Mortars, Arrowheads, Geodes, Stone Hand Axes, Misc. Quartz Pieces, Polished Stone Décor Items, Handmade Stone Weapons

**VINTAGE TOYS AND HOBBYIST COLLECTOR ITEMS:** No. 54 Police Pedal Cars, 70's-2000's Sports Cards, Comic Books, Star Wars Character Toys, Star Wars Coin Banks, Thermoses, Boxed Cap Guns, Boxed Barbies, Singing Angelina Doll, Die Cast Airplanes And Cars, Wind Up Western Heroes, Hot Wheels, Character Figurines, Tickle Me Elmo Boxed

**PERSONAL PROPERTY TERMS:** A 10% Buyer Premium Will Be Added To The Final Bid. Full Settlement Due Day Of Sale. Cash Or Check Accepted With Proper Identification.

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**ALSO 2 HOMES LOCATED:**  
**162 & 285 Collins Farm Rd., Benton**




**TRACT 1 DETAILS -**  
**162 Collins Farm Road, Benton, Ky 42025**

1980 Manufactured Home Measuring 80'x16' 1,280 Sq. Ft. 100% Formed Metal With Seams. Exterior Walls 100% Aluminum. This Home Features 3 Bedrooms 2 Bathrooms. Addition Includes Sunroom, Front Porch, And Deck On The Back. Also Located On The Property Is A 2 Car Garage/Shop 1,520 Sq. Ft. And Block Building: 2,880 Sq. Ft. Situated On 4.82 Acres.



**TRACT 11 DETAILS -**  
**285 Collins Farm Road, Benton, Ky 42025**

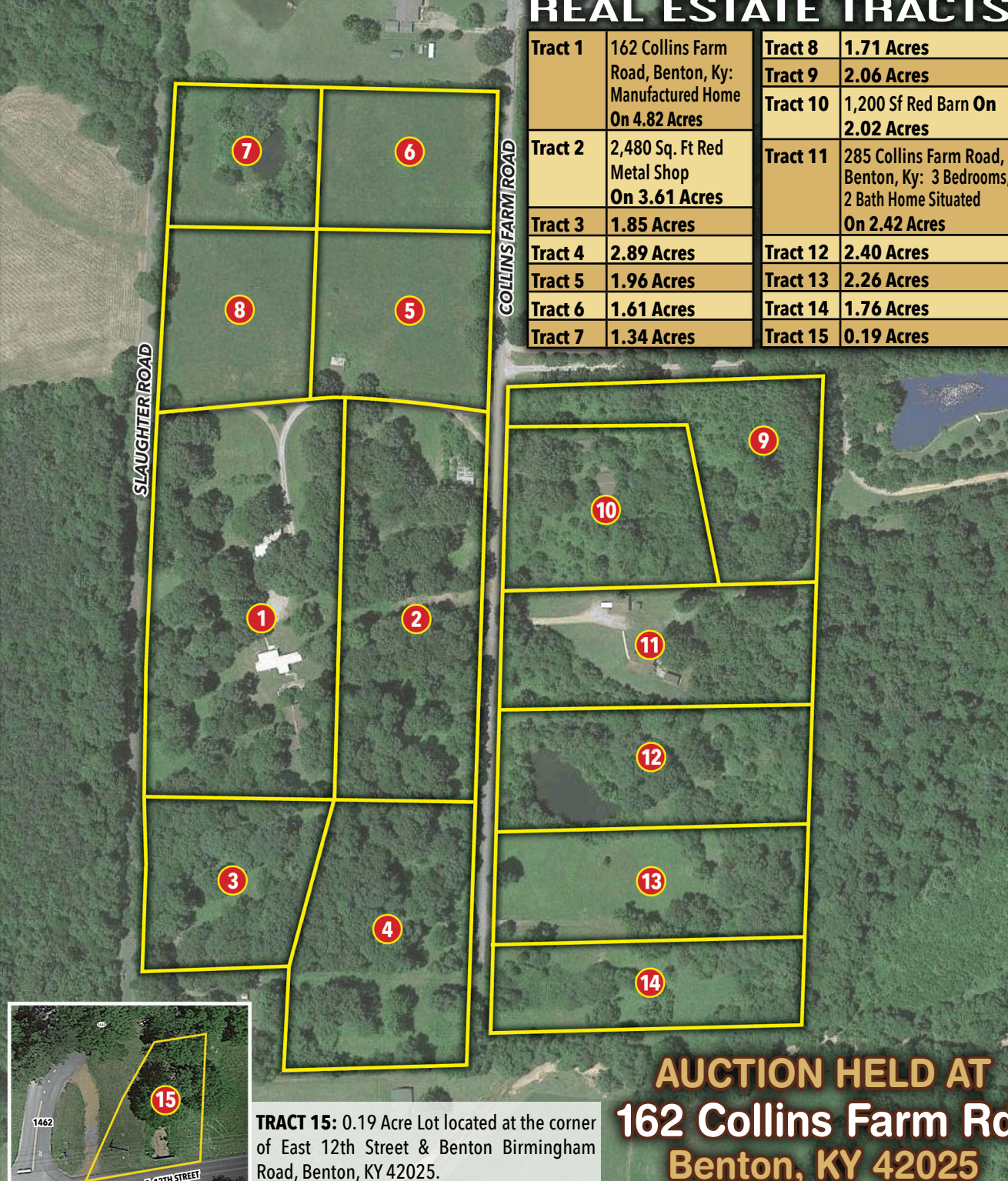
This Property Was Built In 1970 And Encompasses 1,121 Sq. Ft Of Living Space. The Home Features 3 Bedrooms, 2 Baths, Dedicated Laundry Room, And Walk-In Closets Throughout. Improvements Include: New Roof 2022 And New Hvac 2023. This Property Is Situated On 2.42 Acres.

## EXCELLENT BUILDING TRACTS • COUNTY WATER



### REAL ESTATE TRACTS

<b>Tract 1</b>	162 Collins Farm Road, Benton, Ky: Manufactured Home On 4.82 Acres	<b>Tract 8</b>	1.71 Acres
<b>Tract 2</b>	2,480 Sq. Ft Red Metal Shop On 3.61 Acres	<b>Tract 9</b>	2.06 Acres
<b>Tract 3</b>	1.85 Acres	<b>Tract 10</b>	1,200 Sf Red Barn On 2.02 Acres
<b>Tract 4</b>	2.89 Acres	<b>Tract 11</b>	285 Collins Farm Road, Benton, Ky: 3 Bedrooms, 2 Bath Home Situated On 2.42 Acres
<b>Tract 5</b>	1.96 Acres	<b>Tract 12</b>	2.40 Acres
<b>Tract 6</b>	1.61 Acres	<b>Tract 13</b>	2.26 Acres
<b>Tract 7</b>	1.34 Acres	<b>Tract 14</b>	1.76 Acres
		<b>Tract 15</b>	0.19 Acres



**TRACT 15:** 0.19 Acre Lot located at the corner of East 12th Street & Benton Birmingham Road, Benton, KY 42025.

### 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, 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 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.

**AUCTION HELD AT**  
**162 Collins Farm Rd.**  
**Benton, KY 42025**

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**REAL ESTATE SELLS**  
**ABSOLUTE AT 10:00 AM**