

# Absolute LANDAUCTION

JIMTOWN ROAD • MAYFIELD, KY 42066

SATURDAY

December 16, 2023

10:00 AM

24<sup>±</sup> ACRES IN 6 TRACTS & COMBINATIONS



**BID  
LIVE OR  
ONLINE**

@harrisauctions.com

Looking For A Place To **Farm, Build Or Hunt?**

**THIS PROPERTY HAS IT ALL!**

**GREAT LOCATION!** Close To Schools, City of Mayfield  
& Interstate 69! **Mini-Farm Tracts • Building Sites**  
**Timberland & Hunting Tracts!**



**AUCTION HELD AT:**

**HARRIS AUCTION FACILITY**

3855 St. Rt. 45 North  
Mayfield, KY 42066



**270-247-3253 | harrisauctions.com**

# Absolute LAND AUCTION

**SATURDAY**  
**Dec. 16, 2023 10 AM**

## MAP LEGEND

50' Ingress/Egress Easement

75' Sweeping  
Easement at Road

**24± ACRES** **IN 6 TRACTS & COMBINATIONS**  
JIMTOWN ROAD  
MAYFIELD, KY 42066



The image shown is for illustration purposes  
ONLY and may not be an exact representation.

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



WILDLIFE PICTURES TAKEN ON PROPERTY

Great Location! Close To Schools, City of Mayfield & Interstate 69!  
Mini-Farm Tracts • Building Sites • Timberland & Hunting Tracts!

## REAL ESTATE TRACTS

TRACT 1	1.05 Acres
TRACT 2	1.14 Acres
TRACT 3	2.27 Acres
TRACT 4	5.83 Acres
TRACT 5	6.91 Acres
TRACT 6	6.97 Acres

**REAL ESTATE TERMS:** 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 will be responsible for 50% of the survey costs.

**CLOSING:** Closing shall take place on or before 30 days from auction date.

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.

**270-247-3253 / harrisauctions.com**



## Harris Real Estate & Auction

3855 State Route 45 North  
Mayfield, KY 42066

FIRST CLASS MAIL  
PRESORT  
U.S. POSTAGE  
**PAID**  
MAYFIELD, KY 42066  
PERMIT NO. 25

**HARRIS**  
Real Estate & Auction

**MICHAEL HARRIS**

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

