

Absolute REAL ESTATE AUCTION

3311 State Route 58 E, Mayfield, KY 42066



Saturday

February 17, 2024

@ 10:00 AM

AUCTION HELD AT:

Harris Auctions Facility

3855 St. Rt. 45 N., Mayfield, KY 42066

PUBLIC PREVIEW DATE: Sunday, February 11 at 1-2 pm



**GREAT BUILDING SITES!
BARN, SHOP & CARPORT!**

**REAL ESTATE TO SELL
ABSOLUTE @ 10:00 AM!**

270.247.3253

**FOR MORE
DETAILS GO TO**

harrisauctions.com

Absolute

REAL ESTATE AUCTION

Saturday, February 17, 2024 @ 10:00 AM

PUBLIC PREVIEW DATE:
Sunday, February 11, 2024 at 1-2 pm

REAL ESTATE TERMS

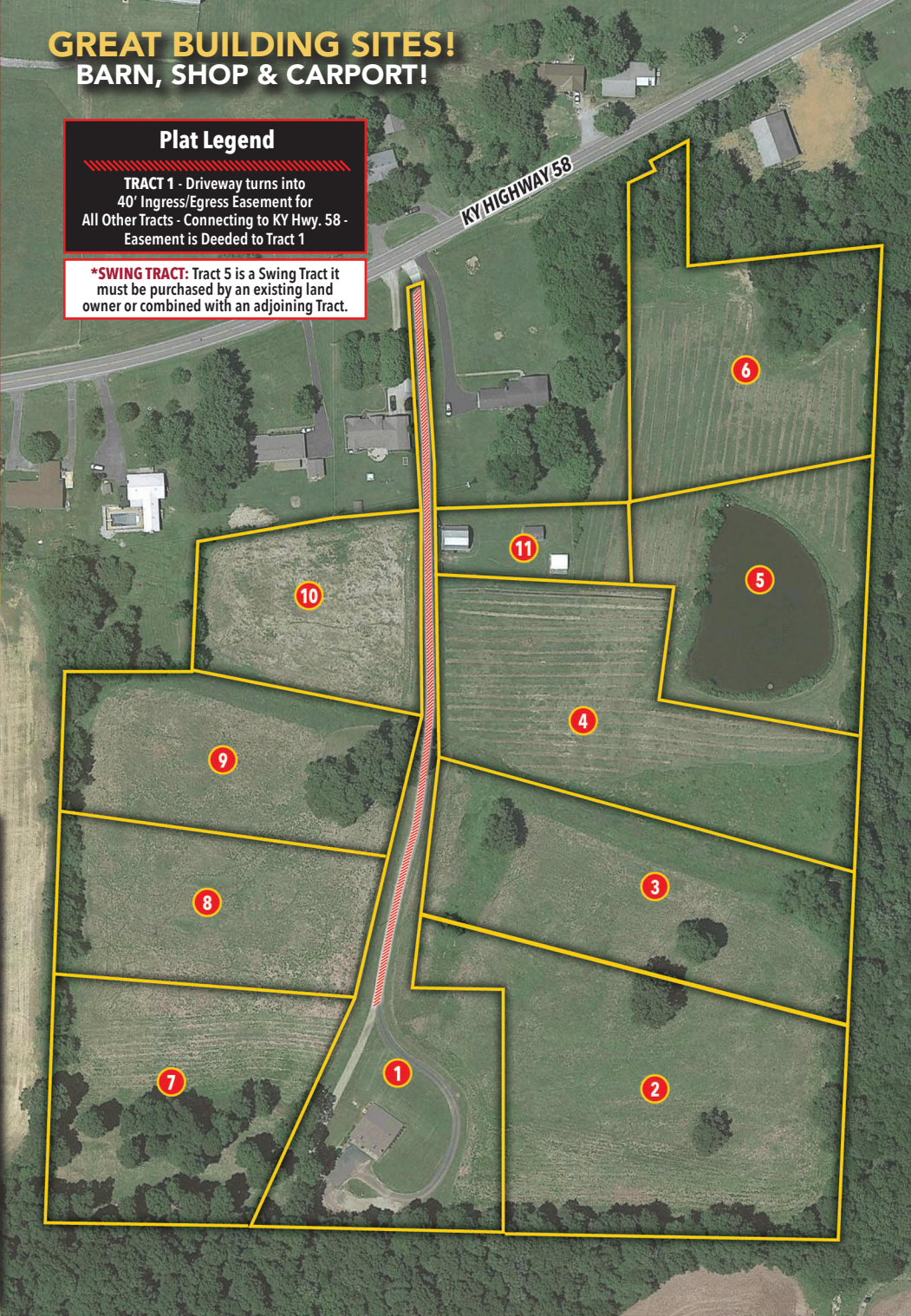
PROCEDURE: The property will be offered in multiple tracts, any combination of tracts, or as a whole property. The property will be sold in the manner resulting in the highest total sale price. **BUYER'S PREMIUM:** A 10% Buyer's Premium will be added to the final bid and included in the deed transaction 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 2024 ad valorem taxes will be prorated at closing. ***SWING TRACT:** Tract 5 is a Swing Tract it must be purchased by an existing land owner or combined with one of the tracts that join this auction. **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.** For Full Terms Go To: harrisauctions.com

GREAT BUILDING SITES!
BARN, SHOP & CARPORT!

Plat Legend

TRACT 1 - Driveway turns into 40' Ingress/Egress Easement for All Other Tracts - Connecting to KY Hwy. 58 - Easement is Deeded to Tract 1

***SWING TRACT:** Tract 5 is a Swing Tract it must be purchased by an existing land owner or combined with an adjoining Tract.



About the Real Estate

TRACT 1: 2.38 Acres - Charming three-bedroom, two-bath Berm home nestled off the main road with a long paved driveway. The generously sized enclosed front porch showcases a stone fireplace and wood paneling that adds a rustic touch. The master bedroom offers his and her walk-in closets and an attached bathroom. The open-concept kitchen and living space is the perfect layout for entertaining and family time. The laundry/utility room, accessible through a separate entrance, comes complete with a practical utility sink. This home is equipped with a gas top stainless stove, Rudd gas water heater and forced air/ heat pump HVAC unit.



REAL ESTATE TRACTS:

Tract 1	2.38 Acres - 3 Bedroom, 2 Bath - BERM HOME w/Long Paved Driveway.
Tract 2	3.40 Acres
Tract 3	2.45 Acres
Tract 4	2.67 Acres
Tract 5	(Swing Tract) 1.89 Acres - Stocked Pond
Tract 6	2.25 Acres
Tract 7	2.27 Acres
Tract 8	1.79 Acres
Tract 9	1.90 Acres
Tract 10	1.40 Acres
Tract 11	0.53 Acres - Barn, Shop and Carport

AUCTION HELD AT: Harris Auctions Facility
3855 St. Rt. 45 N., Mayfield, KY 42066

REAL ESTATE TO SELL
ABSOLUTE @ 10:00 AM!

270.247.3253

FOR MORE DETAILS GO TO **harrisauctions.com**