

- Ball Clay
- Alluvial Rock
- Various Sands
- Gravel

**365<sup>±</sup>**  
**ACRES**  
in 9 Tracts  
& Combinations

BETHLEHEM CH RD

# BALLARD COUNTY LAND AUCTION

Thursday, March 21, 2024 @ 6 pm

**FARM LOCATION:**  
3975 Bethlehem Ch Rd  
Wickliffe, KY 42087

**AUCTION HELD AT:**  
**Ballard County  
Country Club**  
2145 La Center Rd  
La Center, KY 42056

Multi-Purpose Property!  
Woodlands!  
Great Hunting!  
Rolling Hills!  
94 Acre Mine Site!

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Real Estate & Auction

270-247-3253  
harrisauctions.com

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**ABOUT THE REAL ESTATE:** Auctioning pristine farmland with active acreage in production, boasting excellent whitetail and turkey hunting grounds. The property features high-quality hardwood and significant pulpwood for timber, along with a 94-acre mine site rich in sand, gravel, and ball clay reserves. Diverse sand options include landscape, mortar, construction (asphalt, concrete), while alluvial rock provides gravel, landscape, and high-friction stone. Notably, it houses the largest ball clay deposit in North America, versatile for ceramics, Portland cement feed material, brick production, and more. Rigorous geological and material testing, conducted by independent consultants, ensures the authenticity and value of these valuable resources.

### REAL ESTATE TRACTS

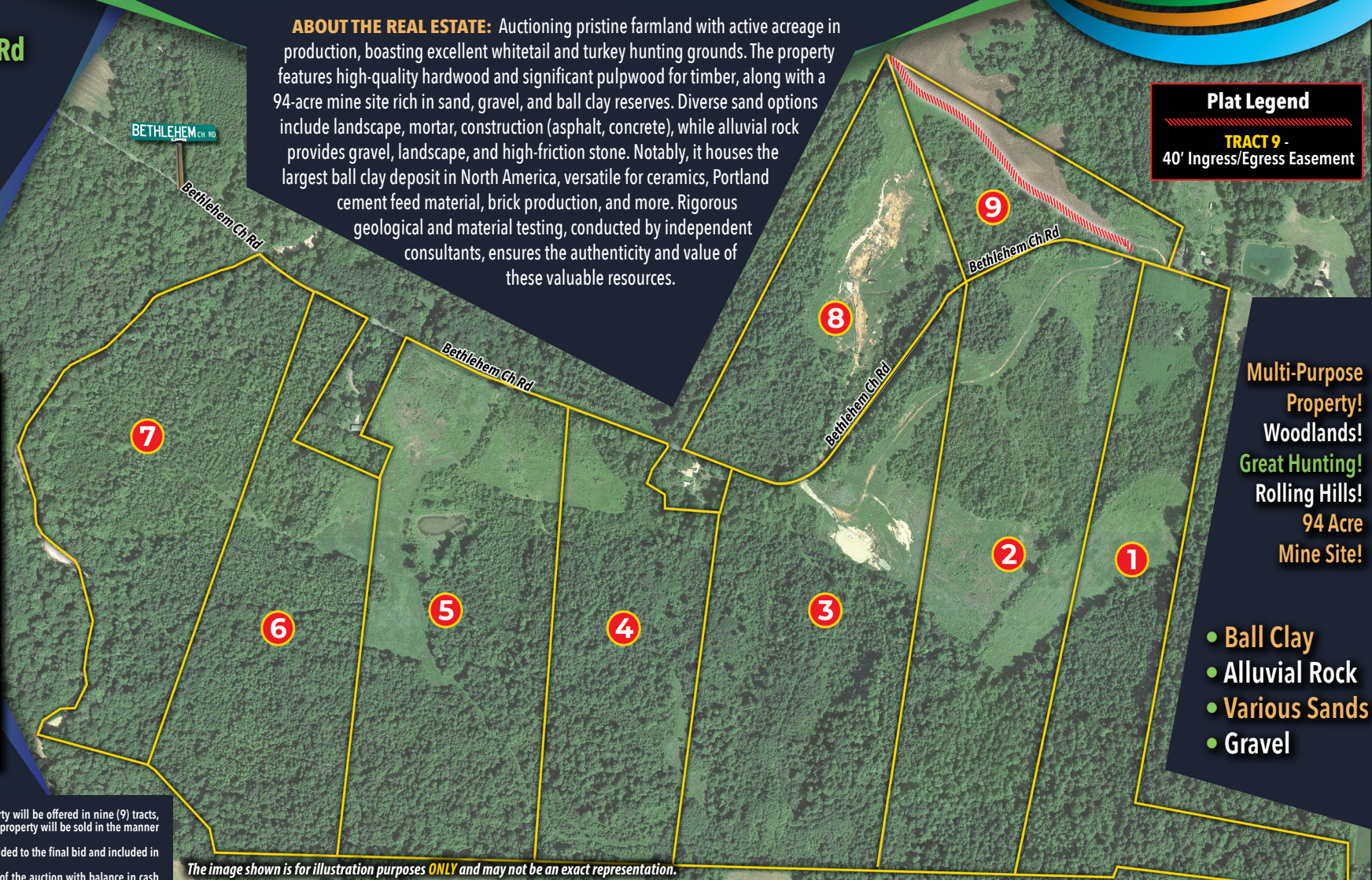
TRACT 1	40.71 Acres - Northern Part of Tract 1s Part of 94 Acre Mine Permit Area, Timber has never been cut
TRACT 2	54.71 Acres - Northern Part of Tract 1s Part of 94 Acre Mine Permit Area
TRACT 3	53.29 Acres - Northern Part of Tract 1s Part of 94 Acre Mine Permit Area
TRACT 4	34.28 Acres
TRACT 5	52.18 Acres
TRACT 6	40.15 Acres
TRACT 7	44.46 Acres
TRACT 8	30.80 Acres - Part of 94 Acre Mine Permit Area
TRACT 9	15.33 Acres - Part of 94 Acre Mine Permit Area

**TERMS AND CONDITIONS - PROCEDURE:** The property will be offered in nine (9) 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 2024 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

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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, 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 of 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.



**Plat Legend**  
TRACT 9 -  
40' Ingress/Egress Easement

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Property!  
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94 Acre  
Mine Site!

- Ball Clay
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