

Absolute **LAND** Auction

Sat., April 13th @ 10 AM

175±
ACRES
**IN 10 TRACTS
& Combinations**

Ballard Co.

AUCTION HELD AT:
**Ballard County
Country Club**

2145 La Center Rd
La Center, KY 42056

FARM LOCATION: KY Highway 802, Wickliffe, KY 42087

- **FENCED FOR CATTLE**
- **AUTOMATIC WATERERS**
- **EQUIPMENT/HAY SHED**
- **ROW CROP LAND**

PERFECT SITE TO BUILD A LAKE!
SHORT DRIVE TO PADUCAH!
Just Off Hwy. 286 on Hwy. 802

***A Diversified Farm For Living - Hunting -
Farming, Livestock Raising & Equestrian Farm***

802

802

HARRIS
Real Estate & Auction

FANTASTIC BUILDING SITES!

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Real Estate Tracts

Tract 1	9.03± Acres
Tract 2	8.81± Acres w/Shed
Tract 3	23.58± Acres
Tract 4	11.65± Acres
Tract 5	10.64± Acres
Tract 6	10.72± Acres
Tract 7	9.94± Acres
Tract 8	30.99± Acres
Tract 9	36.45± Acres
Tract 10	23.70± Acres

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& Combinations**
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REAL ESTATE TERMS: The property will be offered in (10) ten tracts, any combination of tracts, or as a whole property. A 10% buyer's premium will be added to the final bid price & included in contract price. A 15% deposit is due day of auction, balance due in 30 days. 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. Make Inspections Prior To Date Of Sale.



Harris Real Estate & Auction
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Mayfield, KY 42066

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