

Absolute **LAND** Auction

Thursday, April 18th, 2024 @ 6:00 PM

LAND LOCATED: Rudolph Road S, Dexter, KY 42036

ABOUT THE REAL ESTATE: Nestled along the picturesque Rudolph Road, this 32-acre parcel of land presents a unique opportunity for those seeking a blend of natural beauty and potential. With 24 acres of tillable land, this property offers a canvas for agricultural pursuits or the creation of a private estate. Scattered throughout the landscape are ideal building sites, each offering breathtaking views of the surrounding countryside. Road frontage along Rudolph Road ensures easy access and connectivity to nearby amenities, making it a convenient location for a variety of purposes. Whether envisioning a sprawling estate, a cozy retreat, or exploring agricultural ventures, this property provides the ideal setting.

AUCTION HELD AT:
The Grove of Murray
1300 N 16th St
Murray, KY 42071



32[±]
ACRES
in 7 Tracts
& COMBINATIONS

**OFFERED
LIVE & ONLINE!**

**EXCELLENT
BUILDING SITES!
24 TILLABLE ACRES!**

Tracts 6 & 7

RUDOLPH ROAD South

Tracts 1, 2, 3, 4 & 5

270-247-3253 / 800-380-4318 / harrisauctions.com



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**32±
ACRES**
in 7 Tracts
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REAL ESTATE TRACTS

Tract 1	3.37± Acres
Tract 2	3.39± Acres
Tract 3	3.41± Acres
Tract 4	6.12± Acres
Tract 5	6.72± Acres
Tract 6	8.66± Acres
Tract 7	1.00± Acres

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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.



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