

ABSOLUTE REAL ESTATE AUCTION

Saturday May 11TH 2024 @ 10:00 am

5851 Reuben Road • Water Valley, KY 42049

72.5 ACRES

are Enrolled in **CRP**
with Annual Payment
of 6,184.00
with 6 Years Remaining

3 Bdrm, 2 Bath
FULLY FURNISHED

HOME

126 ACRES

in 3 Tracts
& Combinations

HUNTING! 6 Platform Blinds & 3 Ladder Stands

Selling Separate:

- Polaris Ranger
- Ford Tractor
- Farm Equipment
- Mower & Tools

Excellent Building Sites!
Unlimited Possibilities!
Fully Furnished Home!



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POLARIS RANGER - FORD TRACTOR - FARM EQUIPMENT - MOWER - TOOLS



POLARIS RANGER: 2005 Polaris Ranger 700XP - 4x4 - 516 Hours - Top & Windshield, 2 Extra - Polaris Tires on Rims



FORD TRACTOR: 1973 Ford 5000 Diesel - C276077

FARM EQUIPMENT: 14' JD Pull Behind Mower #737, 10' JD Disc, 10' Howse Mower, 100-Gal Diesel Fuel Tank (2 Pumps) - 50 Gallon Tank Sprayer, EC 2800 Yamaha Generator - 3 Gates, Steel Panels, 2-14 Ply 26x6.6 Tires, 2-12' Culverts - Poly, 2-10' Culverts - Poly



TOOLS: Miller Welder w/Rods, Skill Saw, Squirrel Cage Fan, Chop Saw & Sears Table Saw, Old Sears Air Compressor (Needs Fan Cage), Shop Vac, Kerosene Heater / 5 Gal Container, Chain Saw Pro 330, Ryobi 2 Cycle Blower, Solder Gun, Jumper Cables, Chain Hoist, Ratchet Driver Tool Set, Pm Socket Set, 2 Floor Jacks, 2 Jack Stands, Flexible Ratchet Set, Sears Sander 3", Elec. Staple Gun & Manual Staple Gun, Black & Decker Sander Orbit Sander, Black & Decker #2670 1/2" Impact Wrench, 5 Mobile Home Ankers, Dewalt 18V Drill - Battery - Charger, Strap Hoist #3440, Brace & Bit, Drill Master Heat Gun, Wood Drill Bits 24" Long (5), Power Planer, Ceramic Heater SM 3757108, Drill Bit Sharpener, Water Heater Timer WH40, (2) 2 Ton Hydraulic Jacks, Dewalt Standard & MM Socket Set, 4 Gallon Back Pack Sprayer, Galvanize Electric Fence Wire 17 Ga, Galvanize Steel Straps, 1" Rigid Conduit (25 Box), Stainless Steel Sink on Wheels



Real Estate Terms & Conditions:

PROCEDURE: The property will be offered in (3) three 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 will be 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. 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. 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 or representation, express or implied or arising by operation of law, including a 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.

Personal Property Terms:

A 10% BUYER PREMIUM WILL BE ADDED TO THE FINAL BID. FULL SETTLEMENT DUE DAY OF SALE. CASH OR CHECK ACCEPTED WITH PROPER IDENTIFICATION.

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**AUCTION HELD
ON SITE
AND ONLINE!**

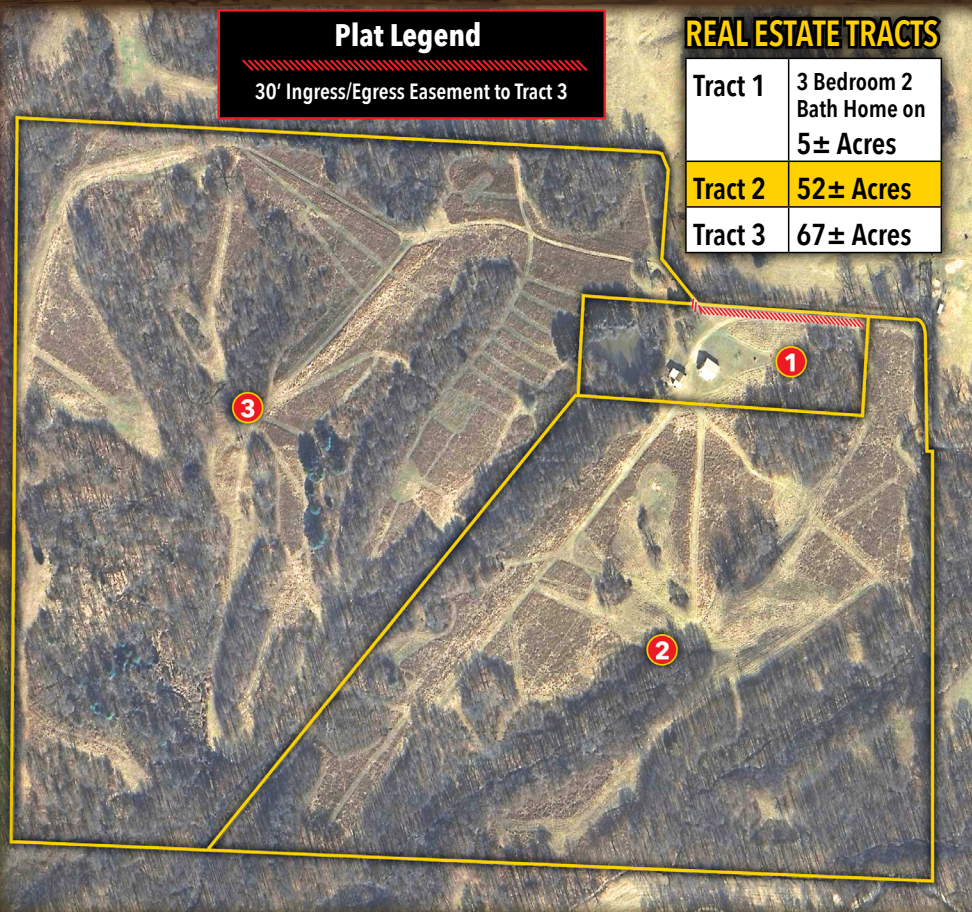
REAL ESTATE DETAILS FOR TRACT 1: 5± Acres - Fully Furnished 3 Bedroom, 2 Bathroom Vinyl Sided Home with a Spacious 14×16 Den, Ideal for Relaxation or Entertainment. As You Step Inside, You'll Notice the Inviting Kitchen with Builder Grade Amenities and Living Room Area Boasting Beautiful Hard Oak Cabin Grade Floors. The Bedrooms are Carpeted, While the Bathrooms Feature Tile Flooring. The Laundry Room is Conveniently Tiled as Well. Equipped with Heat, Central Air, and a Gas Backup System with a 100 LB Tank, This Home Ensures Comfort All Year Round. Situated Off-Grade with a Crawl Space, The House is Protected by a Termite Bond. With Two Exterior Doors and 8 Ft Ceilings, The House Offers Accessibility and Ample Space. The Metal Roof, Only 8 Years Old, adds Durability and Longevity. Enjoy Outdoor Living on the Open Porch Spanning 370 Sq Ft, Perfect for Relaxing Evenings or Gatherings. Additionally, a Separate Garage / Workshop Awaits on a Concrete Slab, Featuring Three Entry Doors Including One Standard and Two 10' Doors, One At Each End. It Also Includes a Lean-To Tractor Cover Along the Long Side and a Rear-End Door. With Hot & Cold Water and a Separate 200-Amp Electric Panel, This Space is Ideal for Various Activities, Including Meat Preparation, Facilitated by Stainless Sinks and an Electric Winch. A 220 Outlet and Two 120 Outlets Provide Ample Power for Your Needs. Additionally, Tract 1 Features a Fully Stocked Pond, a Metal Ramp out to a Fishing Dock, all Tucked Away from the Road for Privacy.

Plat Legend

30' Ingress/Egress Easement to Tract 3

REAL ESTATE TRACTS

Tract 1	3 Bedroom 2 Bath Home on 5± Acres
Tract 2	52± Acres
Tract 3	67± Acres



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