

ABSOLUTE REAL ESTATE AUCTION

Tuesday, August 6th, 2024
@ 6:00 pm

3 Bdrm Split-Level Brick Home &

20.15
ACRES

in 5 Tracts
& Combinations!



Estate of Joseph R. Ballard

6048 State Route 408 W • Fancy Farm, KY 42039

ALSO SELLING:

- VEHICLE
- MOWER - TRAILER
- TOOLS
- OUTDOOR ITEMS
- APPLIANCES - TV'S
- HOUSEHOLDS
- FURNITURE
- CANNING ITEMS

PREVIEW DATE:

Monday, July 29th
5-6 PM



HARRIS
Real Estate & Auction

MICHAEL DALE HARRIS
PRINCIPAL BROKER
PRINCIPAL AUCTIONEER

270-247-3253

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REAL ESTATE TERMS

PROCEDURE: The property will be offered in (5) five individual 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 survey costs.

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 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.

PERSONAL PROPERTY TERMS: A 10% Buyer's Premium will be added to the final bid and included in the transaction price. Full settlement due day of sale. Cash or check with proper identification.

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VEHICLE: 1999 Mercury Grand Marquis VIN: 2MEFM74W7YX658786, 138,899 Miles

MOWER: Husqvarna Riding Mower - 865 Hours - 24 HP - 48" Cut

TRAILER, TOOLS & OUTDOOR ITEMS: 5'X10' Tilt Utility Trailer, Workhorse 25 Gallon Sprayer, Garden Planter W/ Plates, Old Craftsman Chainsaw, Old Sears Robuck Chainsaw, 2 Lawn Carts, Craftsman Table Saw, Craftsman Scroll Saw, Ford 2 Bottom Plow, (2) 3pt Hitch Cultivators, 6ft 3pt Hitch Disc, Pond Scoop, Dog Box, Outers Pistol Perch

APPLIANCES: Maytag Washer, Kenmore Dryer, 2 Frigidaire Stand Up Freezers

TV'S: 2- Vizio 40" Flat Screen, Vizio 32" Flat Screen

HOUSEHOLDS: Granite Top Plant Stand, Kitchen Utensils, Vintage Tupperware, Cuisinart Coffee Maker, Can Opener, Oster Counter Convection Oven, Panasonic Microwave, Farberware, Tupperware, Pyrex Bowls, Pyrex

Fridge Dish, Hoover Vacuum, 2- Shark Vacuums, Epson Wi-Fi Printer, Old Oil Lamps, Singer Sewing Machine, Dishes, Pots, Pans, Roasting Pans, Crock, Pitcher, Hamilton Beach Food Processor, Lamps, Glassware, Quilt Rack, Wooden Cap Rack, Bathroom Linens, Wooden Flag Case, Idylis Air Humidifier, Weight Bench, Bar & Weights W/ Dumbbells, Panasonic Radio, Bear Décor, Animal Prints

FURNITURE: Wooden Tater Box, Large Antique Trunk, Vintage Glass Front Cabinet, 2 Matching Wooden Twin Beds W/ Rails, Antique Spindle Spool Twin Bed W/ Rails Lead Foot Board, Wood Gun Racks, Antique Wooden Chairs, Antique Metal Childs Table W/ 4 Chairs, Dining Table: 4 Chairs - 2 Leaves, China Cabinet, Magazine Racks, Cloth Reclining Chair, Metal Swing On Frame

CANNING ITEMS: Lots of Canning Jars: 1/2 Pint - Pint - Quart, New Lids, Juicer Processor, Granite, Stainless Stock Pots, Presto Pressure Cookers, Blue Jars

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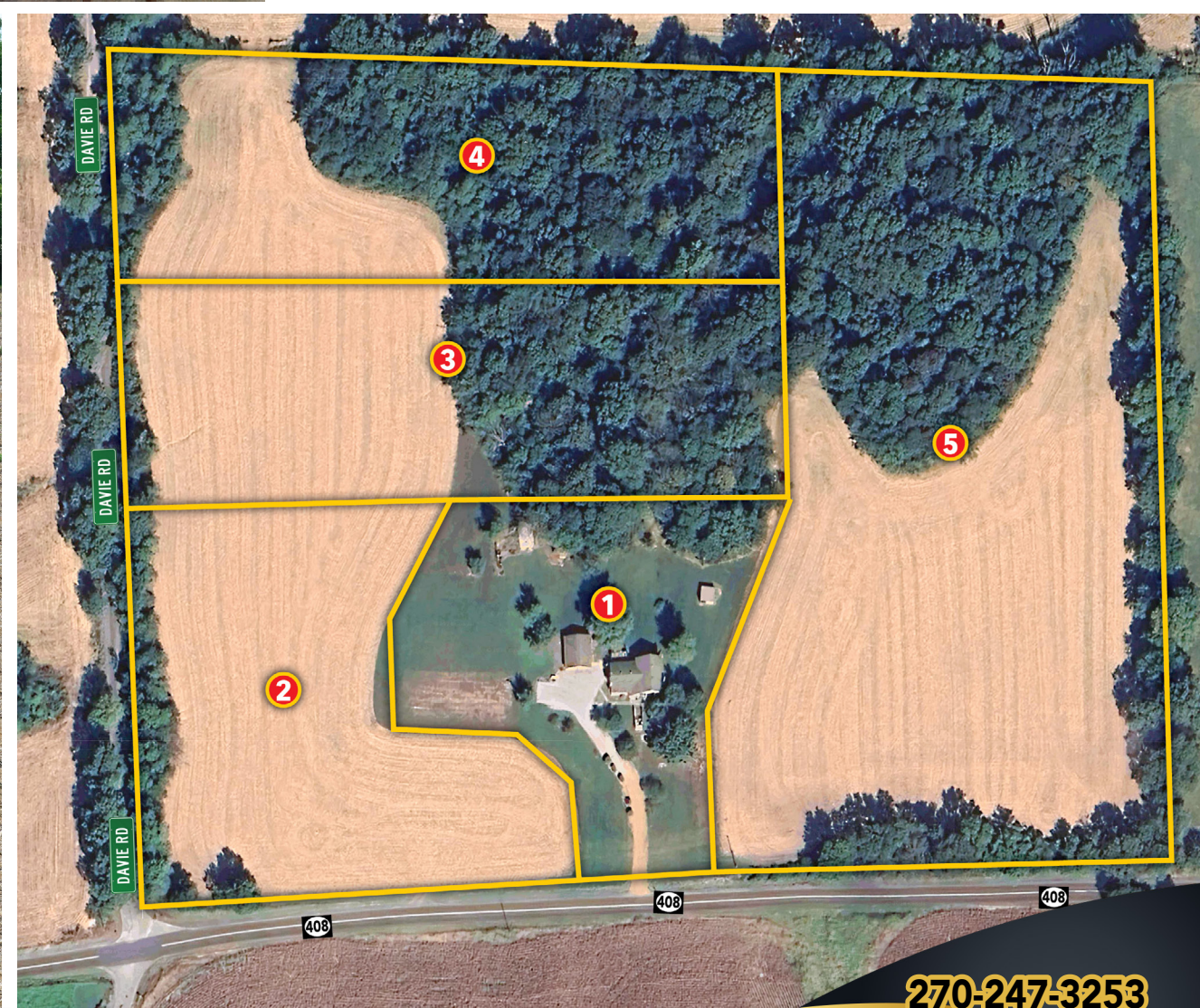


REAL ESTATE HIGHLIGHTS - TRACT 1: 3 Bedroom 2 Bath Split-Level Brick Home Offers a Blend of Character and Practicality. Upon Entry, a Formal Living and Dining Room Welcome You. The Kitchen Features Sturdy Oak Cabinets for Ample Storage. Adjacent, a Den Boasts a Rustic Brick Hearth with an Ashley Wood Furnace. Adding Convenience, a Large Utility Room Includes a Full Bath and Mechanical Room for Efficient Home Management. Upstairs, Three Comfortably Sized Bedrooms and a Well-Appointed Shared Bathroom Provide Privacy and Comfort. For Hobbies or Storage Needs, the Property Includes a 24'x30' Detached Garage with a Concrete Floor, Electricity, and Two Electric Overhead Doors. Two Metal Outbuildings – 12'x23' & a 14'x14' – Offer Additional Storage or Potential Workshop Space. **All Situated on 2.39 Acres.**

TRACT 2: 3.15 ACRES • TRACT 3: 3.47 ACRES • TRACT 4: 3.55 ACRES • TRACT 5: 7.59 ACRES



EXCELLENT
BUILDING SITES!



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