

ABSOLUTE REAL ESTATE AUCTION

Saturday, September 28th, 2024 @ 10:00 AM

LOCATION: 8479 State Route 94 E, Farmington, KY 42040

Excellent Buildings Sites!
Road Frontage On All Tracts!
HIGHLY TILLABLE!

Brick Home
Garage/Shop & 2 Barns

72±
ACRES

In 6 Tracts
& Combinations

*The Jimmy &
Carolyn Wood
Estate*



PUBLIC PREVIEW DATE:
Saturday, September 21st
from 1:00-3:00 pm

270.247.3253



**AUCTION HELD
ONSITE AND ONLINE!**

harrisauctions.com



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The Jimmy & Carolyn Wood Estate

TRACT 1 DETAILS: Charming 3-bedroom, 1.5-bath brick home featuring a formal living room, cozy den with built-ins, and a convenient utility room with a half bath. Enjoy the bright and inviting sunroom, perfect for relaxing. The property also boasts covered front and side porches for outdoor enjoyment. Recent upgrades include a new AC unit installed in 2024 and an updated electrical box, ensuring modern comfort and efficiency.

This property includes a 24' x 36' detached two-car garage with a concrete floor, electricity, overhead doors, and a convenient kitchenette. Additionally, there is a 24' x 44' block barn featuring a concrete floor, electricity, and a hay loft, complete with a 22' open end and a lean-to. The property also has a 36' x 52' livestock barn with electricity, ideal for various agricultural needs.

HOMES - ESTATES - FARMLAND - WATERFRONT

MICHAEL HARRIS

PRINCIPAL BROKER / AUCTIONEER

TL# 5624 | TN BROKER# 280718

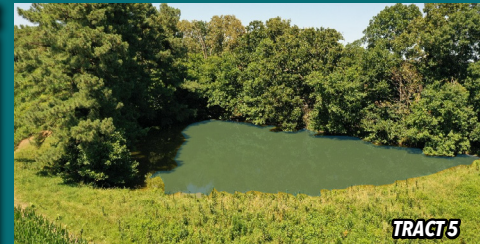
KL# 252972 | KY BROKER# 198374

Licensed in Multiple States!



Real Estate Tracts:

Tract 1	3 BDR Brick Home, Garage, Barns situated on 2.96 Acres
Tract 2	4.70 Acres
Tract 3	6.00 Acres
Tract 4	21.07 Acres
Tract 5	19.76 Acres & Pond
Tract 6	17.09 Acres



REAL ESTATE TERMS: The property will be offered in (6) six 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. A 10% Buyer's Premium will be added to the final bid and included in the deed transaction sale price. 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 cost.

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Harris Real Estate & Auction

3855 State Route 45 North

Mayfield, KY 42066

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