

ABSOLUTE REAL ESTATE AUCTION

Saturday, August 24th, 2024 @ 10:00 AM

2 HOMES - WORKSHOP -
LIVESTOCK/EQUIP. BARNs &

1859 Turkey Knob Road, Marion, KY 42064

QUALITY TIMBER!

143
ACRES

IN 5 TRACTS
& Combinations

PUBLIC PREVIEW DATE:
Monday, August 19th from 5-6 pm

AUCTION HELD
ONSITE AND ONLINE!

Two Amish-built homes on Turkey Knob Road, Marion, KY, offer a unique connection through a walk-out basement, seamlessly combining rustic charm with modern convenience. 1859 Turkey Knob Road, Marion, KY: Features six bedrooms, three baths, a welcoming living area, and a spacious eat-in kitchen with oak cabinets and a walk-in pantry. 1861 Turkey Knob Road, Marion, KY: Features two bedrooms, two and a half baths, and similar functional design elements. Both properties are designed to provide comfort and practicality, making them ideal for families and creating a serene, charming living environment. Both homes include well water & a brick hearth set for your wood burning fireplace.



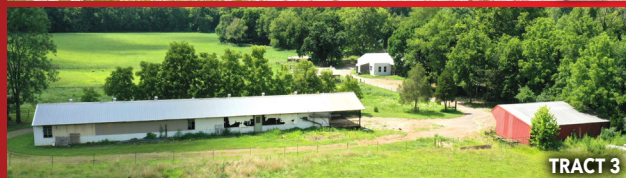
TRACT 1: 1859 Turkey Knob Rd.



TRACT 1: 1861 Turkey Knob Rd.



TRACT 1



TRACT 3



TRACT 3

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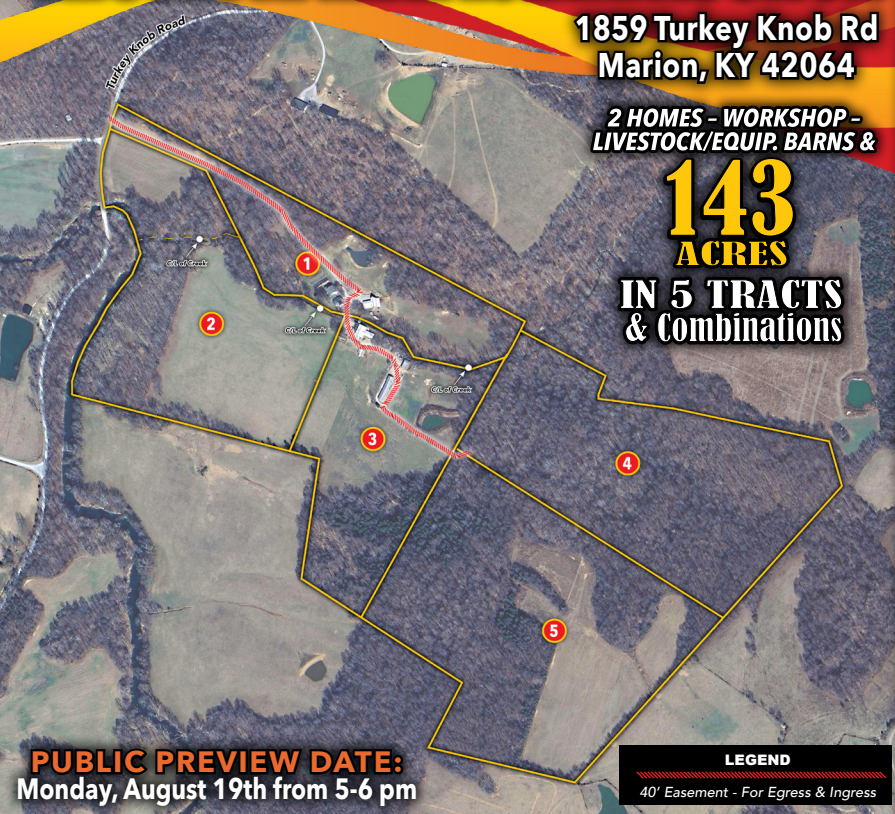
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LEGEND
40' Easement - For Egress & Ingress

HOMES - ESTATES - FARMLAND - WATERFRONT

MICHAEL HARRIS
PRINCIPAL BROKER / AUCTIONEER
TL# 5624 | TN BROKER# 280718
KL# 252972 | KY BROKER# 198374

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REAL ESTATE TRACTS

Tract 1	1859: Home w/6 Bedrooms, 3 Baths & 1861: Home w/2 Bedrooms, 1 Bath - PLUS - Livestock Barn, Equipment Shed w/Lean Too on 17.13 Acres
Tract 2	30.12 Acres
Tract 3	Equipment Barn & Workshop & Bay Equipment Shed & Pond on 21.09 Acres
Tract 4	33.84 Acres
Tract 5	41.20 Acres

TIMBER CRUISE

SPECIES	BOARD FEET
Red Oak	24,847
White Oak	49,528
Hickory	52,527
Maple	38,422
Yellow Poplar	31,597
Misc.	49,065

Total Sawtimber Avg.
DBH 16.5 & Est.
Board Feet 245,986

Estimated Timber Value
\$172,000

Estimated Owner's Share
\$86,000

REAL ESTATE TERMS: 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. 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.

Harris Real Estate & Auction

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Mayfield, KY 42066

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