

ABSOLUTE REAL ESTATE AUCTION

118[±] *Acres*
**IN 6 TRACTS
& COMBINATIONS**
TILLABLE FARMLAND!
GREAT HUNTING!
**RECREATIONAL
PROPERTY!**

SATURDAY
NOVEMBER 23, 2024
@ 10:00 AM

Auction Held @ **LOWRY FARMS:**
5183 State Route 94 W, Water Valley, KY 42085

Hudson Road, Moss Road, Fulton, KY 42041
BETWEEN PILOT OAK & DUKEDOM COMMUNITIES

HARRIS
Real Estate & Auction

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

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Join us for an absolute auction of **118.13 ACRES OF PRIME LAND**, perfect for hunting, recreation, and tillable farmland. This property offers versatile use, allowing you to enjoy outdoor activities or cultivate crops. Tract 4 features a rustic barn, and Tract 6 has a charming log cabin with a loft, making it an ideal retreat for weekends or hunting trips. Don't miss this exceptional opportunity to own a piece of valuable land!

REAL ESTATE TERMS: A 10% buyer's premium will be added to the final bid price & included in contract price. A 15% deposit is due day of auction, balance due in 30 days. 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. Buyer Will Be Required To Sign A Lead Based Paint Disclosure Waiving The Opportunity To A 10 Day Post Sale Inspection. Make Inspections Prior To Date Of Sale.

SURVEY: The property will be sold by a new survey. Buyer will be responsible for 50% of the survey cost.

118[±] Acres
**in 6 Tracts
& Combinations**

REAL ESTATE TRACTS

Tract 1	11.32 Acres
Tract 2	8.85 Acres
Tract 3	23.56 Acres
Tract 4	0.99 Acres
Tract 5	39.02 Acres
Tract 6	34.39 Acres

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**HOMES FARMLAND
ESTATES WATERFRONT**



MICHAEL HARRIS

PRINCIPAL BROKER / AUCTIONEER
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270.247.3253



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Harris Real Estate & Auction

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Mayfield, KY 42066

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