

ABSOLUTE REAL ESTATE AUCTION

1860 Union Hill Walnut Grove Church Road, Benton, KY 42025

Tuesday, October 1st, 2024 @ 6:00 PM

AUCTION HELD AT: Marcella's Kitchen

868 Guy Mathis Dr, Benton, KY 42025 *LIVE and ONLINE!*

30[±]
ACRES

**In 7 Tracts
& Combinations**

Excellent Building Tracts
MINI FARM POTENTIAL
Road Frontage

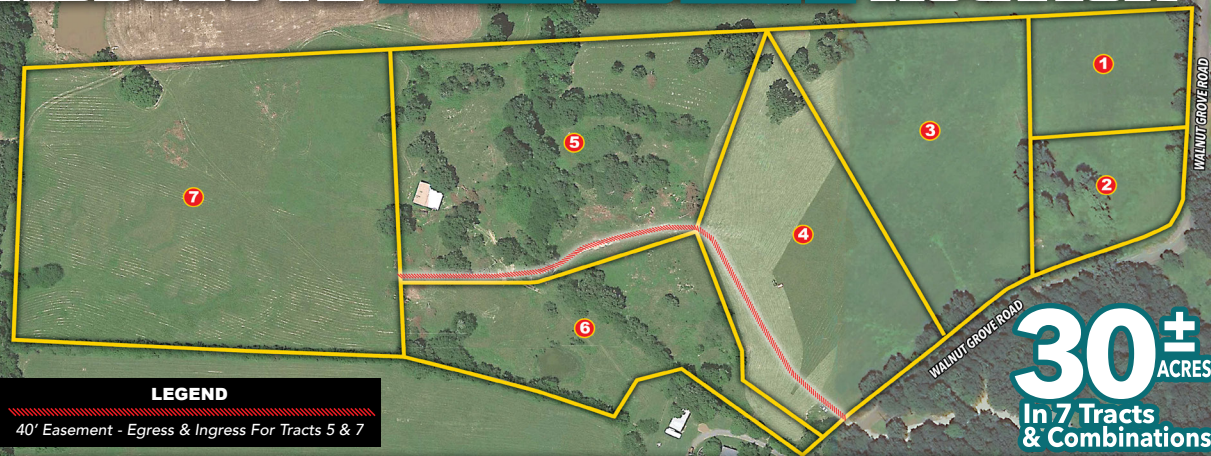
COUNTY WATER AVAILABLE
Along Union Hill Walnut Grove Church Rd!

270.247.3253
harrisauctions.com

HARRIS
Real Estate & Auction

ABSOLUTE REAL ESTATE AUCTION

Tues., Oct. 1st @ 6:00 PM



LEGEND

40' Easement - Egress & Ingress For Tracts 5 & 7

AUCTION HELD AT:
Marcella's Kitchen
 868 Guy Mathis Drive
 Benton, KY 42025

REAL ESTATE TERMS: The property will be offered in (7) seven 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.

1860 Union Hill Walnut Grove Church Road, Benton, KY 42025

Harris Real Estate & Auction

3855 State Route 45 North
 Mayfield, KY 42066

FIRST CLASS MAIL
 PRESORT
 U.S. POSTAGE
PAID
 MAYFIELD, KY 42066
 PERMIT NO. 25

REAL ESTATE TRACTS:

Tract 1	1.56 ± Acres
Tract 2	1.44 ± Acres
Tract 3	4.26 ± Acres
Tract 4	4.18 ± Acres
Tract 5	6.07 ± Acres with Barn
Tract 6	3.32 ± Acres with Pond
Tract 7	8.88 ± Acres

Excellent Building Tracts - Mini Farm Potential - Road Frontage
 COUNTY WATER AVAILABLE ALONG UNION HILL WALNUT GROVE CHURCH RD!

HOMES - ESTATES - FARMLAND - WATERFRONT

MICHAEL HARRIS

PRINCIPAL BROKER / AUCTIONEER

TL# 5624 | TN BROKER# 280718

KL# 252972 | KY BROKER# 198374

Serving Kentucky and Tennessee



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