

TWO LAND AUCTIONS!

TUESDAY, OCTOBER 22, 2024 - 6:00 PM

FARM 1 LOCATION:

Along I-69 Corridor, Forest Circle,
Golf Cart and Princeton Drive in Mayfield KY

45.89
ACRES

**IN 3 TRACTS
& COMBINATIONS**

FARM 2 LOCATION:

Rule Shack Road & Highway 80
Between Mayfield & Fancy Farm, KY

55.93
ACRES

**IN 3 TRACTS
& COMBINATIONS**

RULE SHACK ROAD

HARRIS
Real Estate & Auction

**BOTH HELD AT HARRIS AUCTIONS FACILITY
3855 STATE ROUTE 45 NORTH, MAYFIELD, KY 42066**

harrisauctions.com

TWO LAND AUCTIONS!

BOTH HELD AT HARRIS AUCTIONS FACILITY • 3855 STATE ROUTE 45 NORTH, MAYFIELD, KY 42066

FARM 1

TUESDAY, OCTOBER 22, 2024 - 6:00 PM

FARM 2

Location: Along I-69 Corridor, Forest Circle, Golf Cart & Princeton Drive in Mayfield KY



FARM 1: Discover an incredible investment opportunity with **45 vacant acres**, offered in 3 tracts with combinations, perfectly situated along the highly-trafficked I-69 corridor. Whether you're looking to develop commercially, build residential housing, or expand agricultural operations, this property offers versatile possibilities.

KEY FEATURES:

- **Location** - Strategically located along the I-69 corridor, providing high visibility and easy access for commercial development or residential expansion. Ideal for businesses looking to capitalize on interstate traffic or commuters seeking convenient housing.
- **Commercial Potential** - With proximity to the highway, this property is prime for commercial development, including retail centers, service stations, warehouses, or other business ventures.
- **Residential Development** - The acreage is well-suited for residential subdivisions or estate homes, offering tranquil surroundings with easy access to major roadways and amenities.
- **Agricultural/Cropland Use** - Flat and fertile land offers excellent potential for continued agricultural use, including crop production or as part of a larger farming operation.
- **Flexible Purchase Options** - The 45 acres can be sold in 3 tracts or combined, providing flexibility based on your needs and investment goals.

INVESTMENT HIGHLIGHTS:

- Prime location with I-69 frontage
- Versatile land use options
- Utilities: Water - Gas - Sewer
- High growth area with increasing development interest
- Potential for immediate or long-term returns

Don't miss this rare opportunity to acquire valuable acreage in a fast-growing corridor with unlimited potential.

Location: Rule Shack Road & Highway 80 Between Mayfield & Fancy Farm, KY



FARM 2: Discover the perfect combination of productive farmland and prime building sites on this expansive **55.93 acre property** located near the desirable Fancy Farm community in Graves County, KY. This property is ideal for farming, residential development, or investment.

KEY FEATURES:

- **Location** - Nestled in a peaceful rural area near Fancy Farm, this property offers a serene setting with easy access to both Rule Shack Road and HWY 80. Enjoy the best of both worlds—country living with convenient access to nearby communities and services.
- **Tillable Farmland** - The majority of the property consists of fertile, tillable farmland, perfect for agricultural use, whether you're growing crops, expanding an existing farm operation, or investing in agricultural land.
- **Excellent Building Sites** - With road frontage along both Rule Shack Road and HWY 80, there are multiple prime building sites available. These sites offer the potential to build your dream home or develop residential properties in a quiet, scenic area.

INVESTMENT HIGHLIGHTS:

- 55.93 acres of productive farmland
- Multiple building sites with road frontage
- Peaceful location near the Fancy Farm community
- Easy access to major highways and nearby towns
- Perfect for farming, residential development, investment, hunting
- County Water

This is a rare opportunity to own a versatile piece of land in the heart of Western Kentucky, offering both agricultural and residential potential.

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FARM 1 TUESDAY, OCTOBER 22, 2024 - 6:00 PM

FARM 2

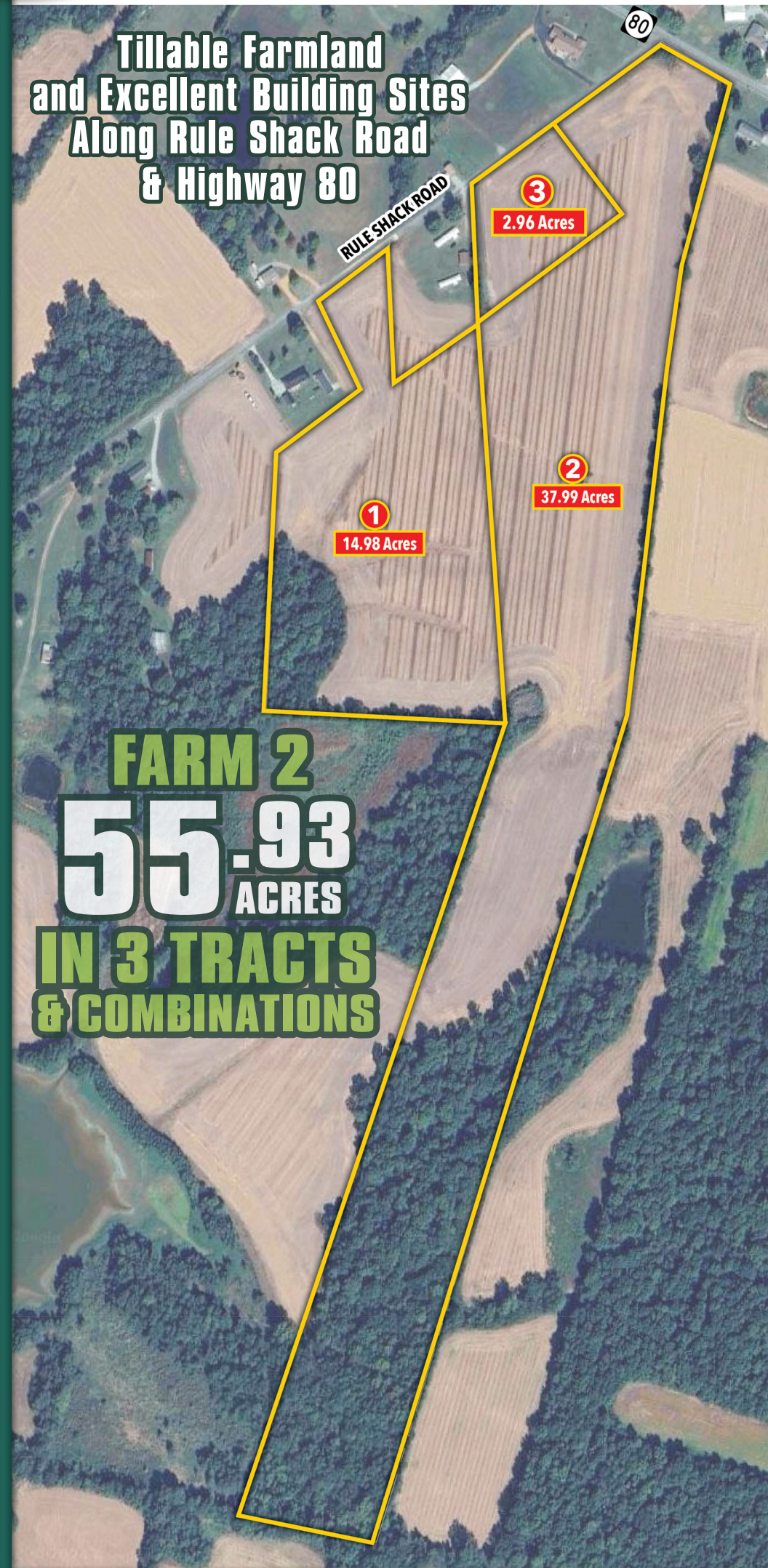
FARM 1 LOCATION:

Along I-69 Corridor, Forest Circle,
Golf Cart and Princeton Drive in Mayfield KY

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FARM 2 LOCATION:

Rule Shack Road & Highway 80
in Graves County KY (Fancy Farm)



TERMS AND CONDITIONS

FARM 1 & FARM 2 PROCEDURE: Both Farms will be offered in (3) three individual tracts or as a whole property. The properties 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 cost.

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.

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