

Absolute LANDAUCTION

HWY 45 NORTH & HWY 1241, HICKORY, KY 42051

THURSDAY

December 12, 2024

6:00 PM

This 29-acre property is being offered in 5 separate tracts and combinations, with unbeatable road frontage on Highway 45 North and KY 1241, just outside of Mayfield. Whether you're looking for commercial, residential, or multi-family investment opportunities, this land offers unlimited potential!

TRACT 1 4.65 ACRES - Perfect for a small commercial venture or residential development. Road frontage on Highway 45 North & Poultry Drive.

TRACT 2 2.73 ACRES - Ideal for a variety of uses: retail, service-based businesses, or even a small residential build. Road frontage on Poultry Drive.

TRACT 3 4.38 ACRES - Versatile land that can be developed for residential or commercial use. Frontage on Poultry Drive & KY 1241.

TRACT 4 6.87 ACRES - Larger tract perfect for multi-family housing, storage facilities, or more. Road frontage on both Highway 45 North and KY 1241.

TRACT 5 10.20 ACRES - Spacious and ideal for larger commercial developments, industrial use, or residential projects. Excellent road access with frontage on Highway 45 N and KY 1241.

KEY FEATURES:

- **UNLIMITED POTENTIAL:** Whether you're seeking to develop residential homes, a commercial complex, multi-family units, or storage facilities, the possibilities are endless!
- **STRATEGIC LOCATION:** High traffic areas on Highway 45 North and KY 1241 provide exceptional visibility and access to your investment.
- **ACCESS TO AMENITIES:** Just outside Mayfield, the location offers proximity to local businesses, schools, and essential services.
- **ZONING & UTILITIES:** Check with local zoning authorities for specific use restrictions, but the property is ideal for a range of commercial and residential developments.
- **UTILITIES:** Gas, Water, Electric, & Septic Are Available!

READY TO BUILD!

BID
LIVE OR ONLINE @ harrisauctions.com

AUCTION HELD AT:
HARRIS
AUCTION FACILITY

3855 St. Rt. 45 North
Mayfield, KY 42066

29
ACRES

IN 5 TRACTS
& COMBINATIONS

Whether you're seeking to develop residential homes, a commercial complex, multi-family units, or storage facilities, the possibilities are endless!

EXCELLENT ROAD ACCESS WITH FRONTAGE
ON HIGHWAY 45 NORTH AND KY 1241.

270-247-3253 | harrisauctions.com



Absolute LAND AUCTION

THURSDAY
Dec. 12, 2023 6 PM



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HWY 45 NORTH & HWY 1241, HICKORY, KY 42051

AUCTION HELD AT: HARRIS AUCTION FACILITY

3855 St. Rt. 45 North, Mayfield, KY 42066

REAL ESTATE TERMS: 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.

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

CLOSING: Closing shall take place on or before 30 days from auction date.

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.

270-247-3253 / harrisauctions.com



Harris Real Estate & Auction

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Mayfield, KY 42066

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LAND SELLS ABSOLUTE TO THE HIGHEST BIDDER AT 6:00 PM!

Whether you're seeking to develop residential homes, a commercial complex, multi-family units, or storage facilities, the possibilities are endless!

EXCELLENT ROAD ACCESS WITH FRONTAGE ON HIGHWAY 45 NORTH AND KY 1241.

Real Estate Tracts

Tract 1	4.65 Acres
Tract 2	2.73 Acres
Tract 3	4.38 Acres
Tract 4	6.87 Acres
Tract 5	10.20 Acres



MICHAEL HARRIS

PRINCIPAL BROKER
PRINCIPAL AUCTIONEER
KL# 252972 | KY Broker# 198374

