

LAND AUCTION

THURSDAY
JANUARY 16, 2025
6:00 PM

134[±]
ACRES
IN 7 TRACTS
& COMBINATIONS

Frontage on Hwy 1429
(Coles Campground Rd)
Spring Rd and Wrather Rd



HIGH-QUALITY
FARMLAND
with Excellent
Building Sites!

BID
LIVE OR
ONLINE



1300 N 16th Street • Murray, KY 47021



@ harrisauctions.com
270-247-3253 | 800-380-4318

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LAND OFFERED @ 6:00 PM -
THE GROVE OF MURRAY -
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TRACT BREAKDOWN:

HIGHWAY 1429
(Coles Campground Rd)

Tract 1	6.25 Acres
Tract 2	6.36 Acres
Tract 3	6.38 Acres
Tract 4	76.69 Acres (±)

SPRING ROAD

Tract 5	11.64 Acres (±)
Tract 6	11.66 Acres (±)

WRATHER ROAD

Tract 7	15.18 Acres
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WRATHER ROAD

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: Tracts 1, 2, 3 & 7 will be sold by current deed. In the event that Tracts 4, 5 & 6 sell separately, 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.