



REAL ESTATE AUCTION

SATURDAY

December 14th, 2024

@ 10:00 AM (EST)

**148 & 232 Handy Pike
Harrodsburg, KY 40330**

PUBLIC PREVIEW DATES:

Sun., Nov. 24th - 1-3 pm

Sat., Dec. 7th - 12-4 pm

& Thurs., Dec. 12th - 3-6 pm

2 BDRM HOME
2 HORSE BARNs
KENNEL

108[±]
ACRES
IN 2 TRACTS



**AUCTION HELD LIVE
ON SITE & ONLINE!**

HARRIS
Real Estate & Auction

CALL FOR PRIVATE VIEWING OF HOME:

Grant Bennett • 859-519-8224 - Bo Taylor • 859-559-3869

KASSIE
AND ASSOCIATES

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TRACT 1: 2 BR Home on 5± Acres - A charming 2-bedroom, 1-bath home offering 1,280 square feet of comfortable living space. This well-maintained residence also features a barn and a dog kennel/workshop, which is heated and cooled and equipped with both water and electric, adding functionality and versatility to the property.

TRACT 2: 103± acres of gently rolling land located in Kentucky's renowned Bluegrass region. This fully fenced farmland includes a well-appointed barn with 6 stalls and a tack room, complete with electric and water access, making it ideal for livestock or equestrian use, an established dove field for hunting enthusiasts and a serene pond offering a peaceful, scenic retreat. This property represents an exceptional opportunity for farming, recreation, or expansion of your investment portfolio.

LOCATION BENEFITS: This unique property is just minutes from US-68 and offers a quick, scenic drive to Lexington—combining peaceful rural living with easy access to city amenities.

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. Sold by Current Deeds.

Harris Real Estate & Auction

3855 State Route 45 North
Mayfield, KY 42066

FIRST CLASS MAIL
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PERMIT NO. 25

Real Estate Tracts

Tract 1	Home, Kennel & Barn on 3± Acres
Tract 2	Main Horse, Barn on 103± Acres



MICHAEL HARRIS

PRINCIPAL BROKER

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KASSIE BENNETT

PRINCIPAL BROKER

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