

Absolute **Real Estate** Auction

Thursday, **February 27, 2025 @ 6:00 PM**

391 Byrd Road • Mayfield, KY 42066

The Jimmy & Lenita Mathis Estate

141.5 Acres

IN 5 TRACTS & COMBINATIONS

3 Grain Bins - & Shop

PUBLIC PREVIEW DATE:

Sunday, February 16 from 1-3 pm

3 BEDROOM, 2 BATH
Brick Ranch Style Home



AUCTION HELD AT:
HARRIS AUCTION FACILITY
3855 St. Rt. 45 N., Mayfield, KY 42066

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Real Estate & Auction

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Real Estate Tracts

Tract 1	3 Bdrm, 2 Bath, Brick Home, Shop & 3 Grain Bins on 3.99 Acres
Tract 2	29.89 Acres
Tract 3	36.68 Acres
Tract 4	36.72 Acres
Tract 5	34.26 Acres

Also located on tract 1 are 2 - 9,000 Bushel Bins and 20,000-Bushel Bin all operating, and a 48ft x 80ft Shop building with 18 ft x 24 ft office area. With Mr. Cool split system.

LEGEND

- 40' EASEMENT for Tract 2
- 50' EASEMENT for Tracts 3, 4 & 5



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



THIS BRICK RANCH HOME, BUILT IN 1970, OFFERS 3 BEDROOMS AND 2 BATHROOMS. The formal living room is a great space for gatherings, while the family room features a stone fireplace with gas logs or wood-burning options. The eat-in kitchen is perfect for casual meals, and the adjacent dining area is ideal for more formal dining. Additional rooms include an office, sewing room, and utility room, providing flexibility for various needs. The attached two-car garage offers parking and storage, and the home is equipped with a Generac 24k backup generator to power both the house and shop during outages.

With recent upgrades like roof shingles that are only three years old and a gas heat and air unit that's 4± years old, this home ensures comfort year-round. The layout and design provide both functionality and convenience, making it a great space for everyday living or entertaining.



TERMS AND CONDITIONS - PROCEDURE: The property will be offered in multiple tracts or as a whole. **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 2025 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.**

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

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MICHAEL HARRIS

PRINCIPAL BROKER / AUCTIONEER
KL.# 252972 | KY BROKER# 198374

270.247-3253



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