

Absolute REAL ESTATE Auction

3508 KY-339 • MAYFIELD, KY 42066

SATURDAY, APRIL 12TH @ 10 AM

*The Sedalia
Community*

77.31
ACRES
**In 6 Tracts
& COMBINATIONS**



**BRICK HOME, 2 CAR GARAGE,
NICE BARN, SHOP & POND!**

TILLABLE FARMLAND!



TRACT 3

PREVIEW DATE: Sunday, April 6th from 1-2PM



TRACT 1

270.247.3253
harrisauctions.com

HARRIS
Real Estate & Auction

3855 ST. RT. 45 N.
MAYFIELD, KY 42066

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TERMS AND CONDITIONS

PROCEDURE: The property will be offered in 6 individual tracts, any combination of tracts, or as a whole property. The property will be sold in the manner resulting in the highest total sale price.

BUYER'S 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.

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, inquiries, 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 a 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.

PERSONAL PROPERTY TERMS: A 10% Buyer's Premium Will Be Added To The Final Bid And Included In The Sales Price. Full Settlement Date Of Sale. Check Or Cash Only.

REAL ESTATE & PERSONAL PROPERTY
TO BE SOLD AT HARRIS AUCTIONS FACILITY
3855 State Route 45 N. • Mayfield, KY 42066



TRACTOR - TRAILER - TRUCK - IMPLEMENTS - TOOLS - MISC. ITEMS

TRACTOR: Ford 7700 Tractor with 2845 QT Bush Hog Loader, 4,798 Hours

TRAILER: 2012 Elite Trailer- FleXControl - Trailer Dovetail - 25'-5" - VIN # 1E9BF2525CS230848

TRUCK: 1979 GMC Sierra Grande 15 (254,190 miles)

IMPLEMENTS: 3 PTH 6 Ft. Bush Hog Rotary Cutter, 3 PTH 7 Ft. Ford Grader Blade, Massey Ferguson 6 Ft. Disk, 3 PTH

Medium Duty Blade 6 Ft., 3 PTH Heavy Duty Blade 7 Ft., 3 PTH Bush Hog Hay Spear

TOOLS & MISC. ITEMS: Extension Ladder, Air Compressor, Ridgid Pressure Washer - 3300 PSI, Whirlpool Refrigerator/ Top Freezer, Extension Ladder, Air Compressor, Troy-Bilt Chipper Shredder, Ridgid Pressure Washer - 3300 PSI, Steel Utility Industrial Wagon, Fuel Tank

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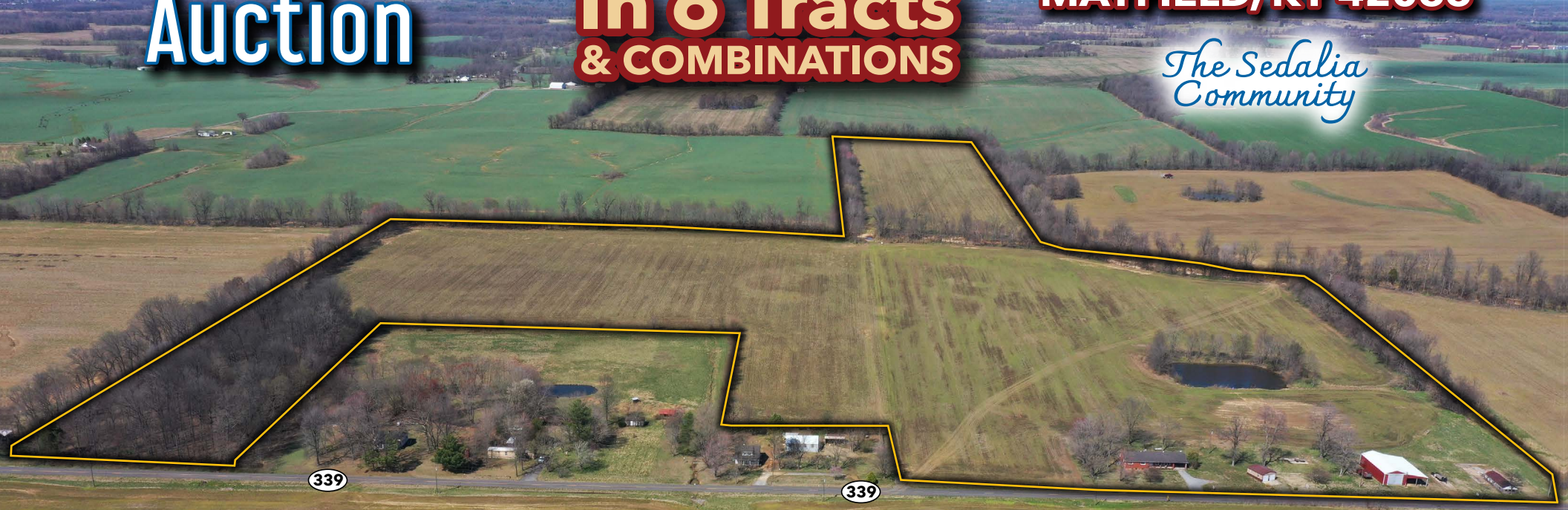
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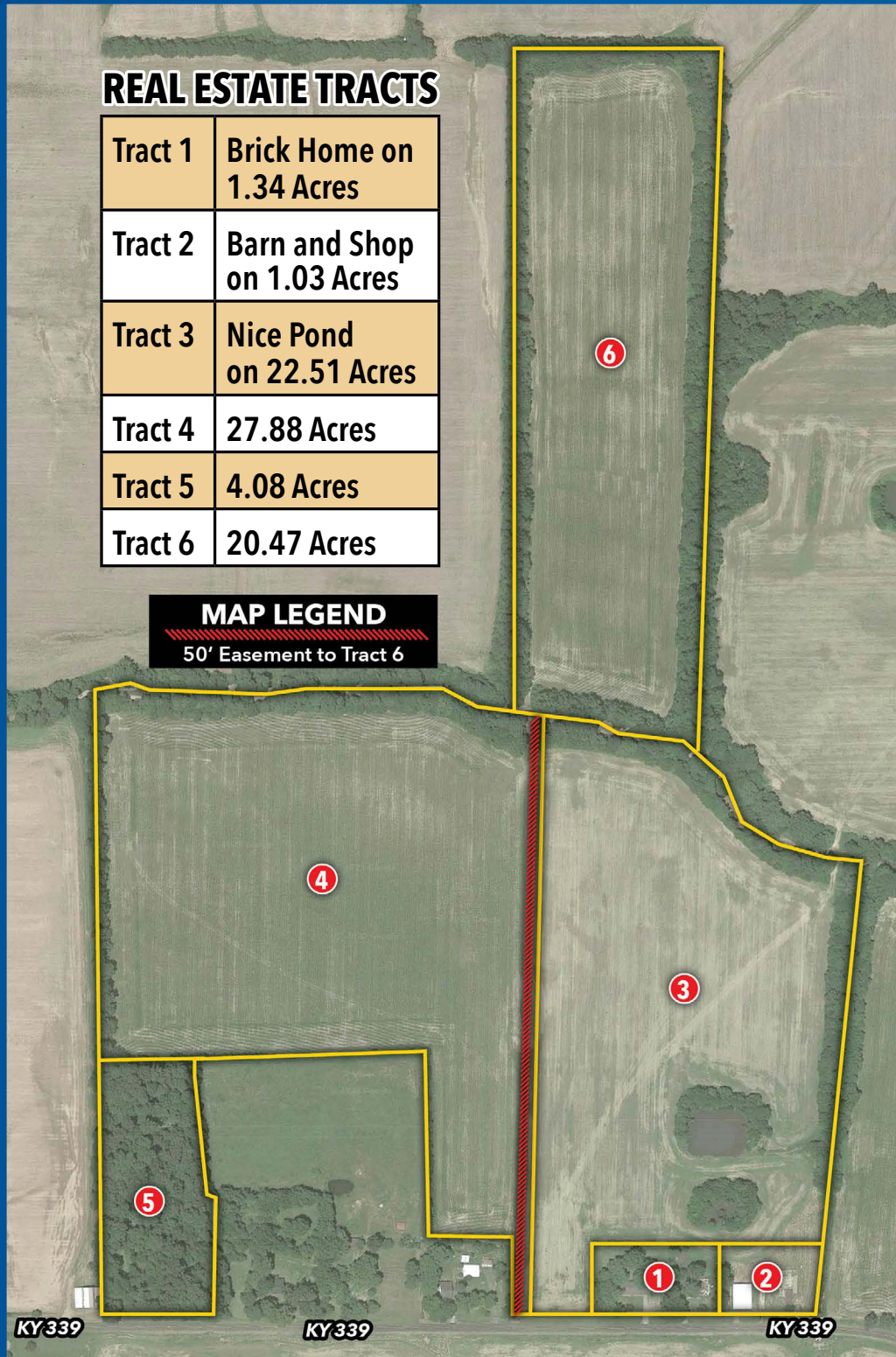


REAL ESTATE TRACTS

Tract 1	Brick Home on 1.34 Acres
Tract 2	Barn and Shop on 1.03 Acres
Tract 3	Nice Pond on 22.51 Acres
Tract 4	27.88 Acres
Tract 5	4.08 Acres
Tract 6	20.47 Acres

MAP LEGEND

50' Easement to Tract 6



HIGHLY TILLABLE!



WELCOME TO YOUR NEXT INVESTMENT OPPORTUNITY!

This charming three-bedroom, 2.5-bath ranch-style home is set to go to auction, making it the perfect choice for families, first-time home buyers, or savvy investors looking to expand their portfolio. As you step inside, you'll find three spacious bedrooms that invite ample natural light, creating a warm and comfortable atmosphere. The home features 2.5 well-appointed bathrooms, including a convenient half bath with a standing shower—ideal for guests and those busy mornings.

THE HEART OF THE HOME is the cozy eat-in kitchen, designed for both culinary creations and casual dining experiences. Adjacent

to the kitchen, the welcoming family room is perfect for gatherings and relaxation, while the elegant formal living room sets the stage for entertaining guests or enjoying quiet evenings at home. For year-round comfort, a new central heating and cooling system was installed in 2024, featuring an efficient gas pack.

OUTSIDE, YOU'LL APPRECIATE the convenience of a one-car carport along with a spacious two-car detached garage, perfect for vehicles, storage, or even a workshop. The property is serviced by well water, providing an eco-friendly and cost-effective water solution. Don't miss the opportunity to make this delightful ranch home your own!

NESTLED IN A WELCOMING NEIGHBORHOOD, this charming ranch-style home offers convenient access to local amenities, schools, and parks. Featuring a spacious layout and practical design, it's ready for you to make it your own or maximize its potential as a rental investment. Whether you're seeking a comfortable family home or a smart investment opportunity, this property has plenty to offer.

TRACTS 3, 4 & 6 HAVE HIGHLY TILLABLE FARMLAND!
FISH ON TRACT 3 IN THE NICE SIZE POND or
PLAN A RECREATIONAL HUNT ON TRACT 5!

Auction Held @ HARRIS AUCTION FACILITY - 3855 State Route 45 N., Mayfield, KY 42066