

Absolute

LAND AUCTION

KNOWN AS THE SHEMWELL FARM

Houser Rd & Tom Lane Rd
Benton, KY 42025

TUESDAY

April 29th, 2025

@ 6:00 PM

 AUCTION WILL BE HELD AT

**Marshall County Agriculture
Extension Office**

2081 Mayfield Hwy, Benton, KY 42025

100.5
Acres
**in 9 Tracts
& Combinations**

74 Acres
TILLABLE FARMLAND

HARRIS
Real Estate & Auction

harrisauctions.com

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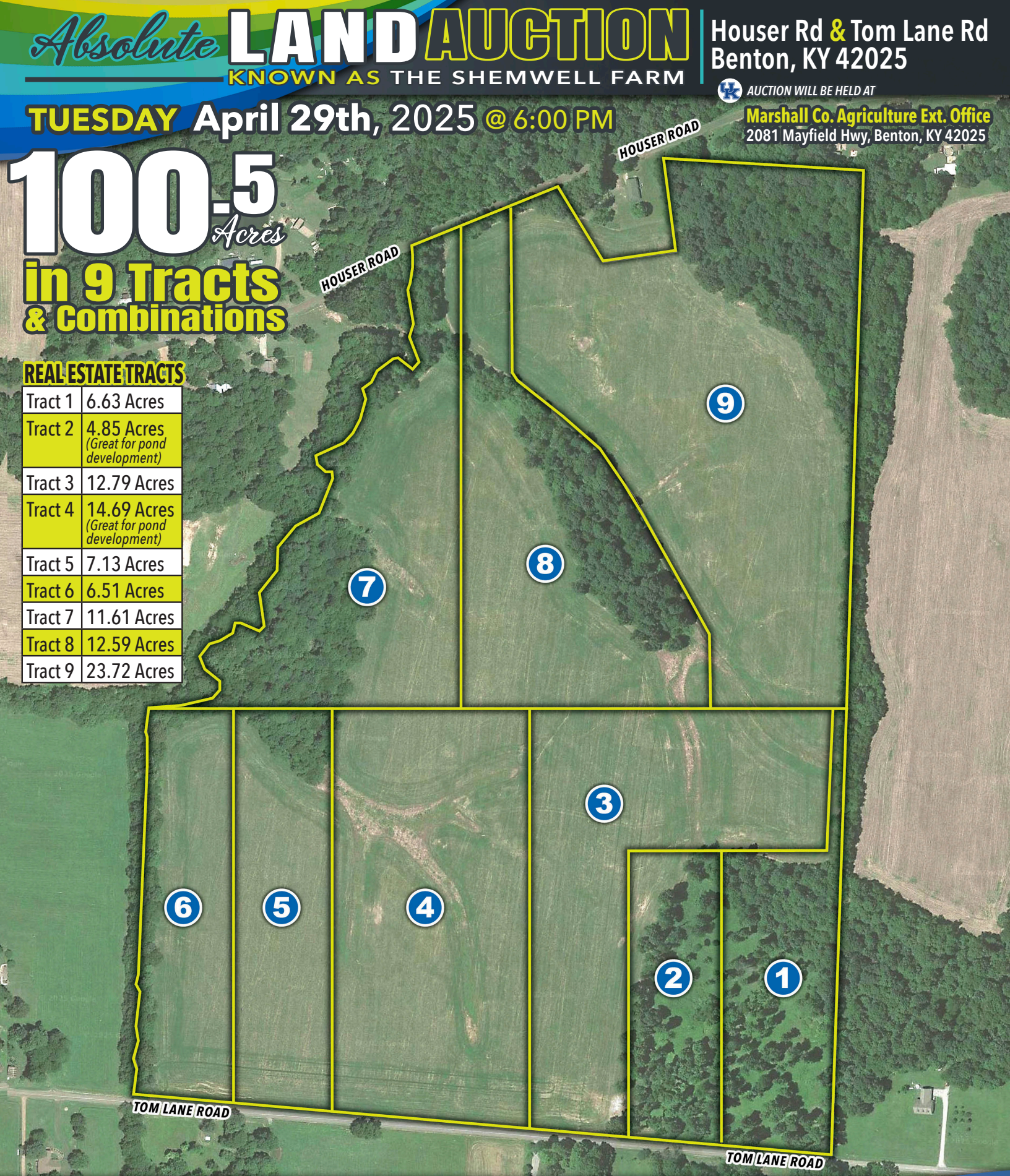
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REAL ESTATE TRACTS

Tract 1	6.63 Acres
Tract 2	4.85 Acres (Great for pond development)
Tract 3	12.79 Acres
Tract 4	14.69 Acres (Great for pond development)
Tract 5	7.13 Acres
Tract 6	6.51 Acres
Tract 7	11.61 Acres
Tract 8	12.59 Acres
Tract 9	23.72 Acres



This property spans a total of **100.5 acres** and is available in nine tracts, which can be purchased individually or in combinations. Of the total land, **74 acres are dedicated to tillable farmland**, making it ideal for agricultural use. With convenient road frontage on Houser Road and Tom Lane Road in Benton, KY, the property offers excellent accessibility. Additionally, it presents various opportunities, including prime building sites, mini-farm development, and potential pond construction.



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Terms & Conditions

PROCEDURE: The property will be offered in 9 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.

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 of the 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, inquires, 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 an 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.



Tract 9

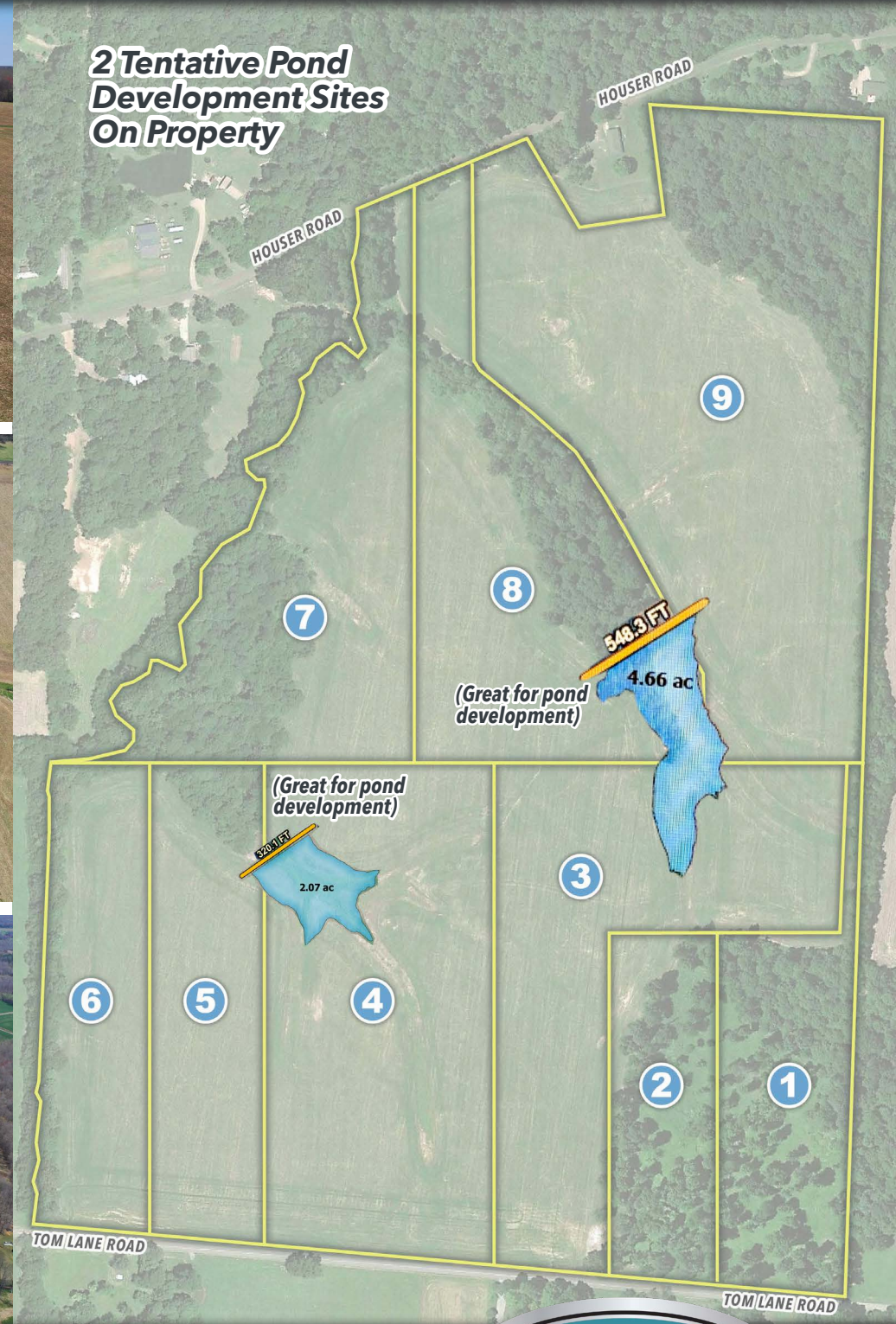
74 Acres
TILLABLE FARMLAND



Tract 4



Tracts 1 & 2



100.5 Acres in 9 Tracts & Combinations



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