

ABSOLUTE REAL ESTATE AUCTION

8369 STATE ROUTE 121 N • MAYFIELD, KY 42066

SATURDAY
JUNE 7TH, 2025
10:00 AM

LOG HOME
& BARN

53.76 ACRES
IN 7 TRACTS
& Combinations

*The Fancy Farm
Community*

The Estate of **JOSEPH LEONARD WILLETT**

PREVIEW DATE: Tues., June 3rd from 5-6 pm



ALSO SELLING

2022 DODGE RAM • 2017 KUBOTA TRACTOR • IMPLEMENTS
TRAILERS • TOOLS • APPLIANCES • FURNITURE • MISC.

HARRIS
Real Estate & Auction

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

800.380.4318
270.247.3253

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VEHICLES • TRACTOR • UTILITY VEHICLES • TRAILERS • TOOLS/OUTDOOR • FENCING • IMPLEMENTS • APPLIANCES • FURNITURE • ELECTRONICS • MISC.

TRUCK: 2022 Dodge Ram 1500 4WD with Hemi Motor, Spray In Bed-liner with 46,944 Miles. VIN#: 1C6SRJT0NN147706

TRACTOR: 2017 Kubota BX2670 4WD Tractor with LA243 Loader, Diesel, Hydro-stat, PTO, Belly Mower With 304.6 Hours. Serial#: 25100

UTILITY VEHICLE: 2011 Kubota RTV 900XT 4WD, Diesel, Windshield, Hydraulic Dump Bed with 2,089 Hours - VIN#: A5KB1FDAEBGOC1115

TRAILERS: 6'x10' Utility Trailer with Gate, 7'x16' Tandem Axle Utility Trailer

TOOLS/OUTDOOR: Stihl F555R Weed-eater, Husqvarna Chain Saw, Chicago Saw Zaw, Flashlight, Skill Saw, New Milwaukee Saw Zaw, Wrenches, Flashlights, Grease Tubes, Lawn Sprayers, Coleman Lantern, Extension Cords, Portable Electric Heaters, Log Circulator

FENCING: Fence Posts-Metal/Wood, Tube Gates

SADDLES: Big Horn, Hereford Brand & Western Saddles, Horse Bridles

HORSE CARRIAGE: Antique Horse Carriage

IMPLEMENTS: 7'-3pt Angle Blade, 3pt Hay-

Spears (2), Manure Spreader, Fuel Tank, Cultivator, Pond Scoop, Feeders, Hay-Ring

APPLIANCES: Hot Point Chest Freezer, Whirlpool Stainless Steel 2 Door Refrigerator, Whirlpool Washer and Dryer

FURNITURE: Antique Highboy Dresser, Antique Dry Bar Console, Waterbed, End Tables, Vanity Mirror, Dresser, Chest Of Drawers, Full Bed, Vanity, Chest Of Drawers, Gun Cabinet Holds 6 Guns, Dining Room Table with 5 Chairs And Leaf, Wood Computer Desk, Bookshelf, Hall Tree, Curio Cabinet,

Kitchen Table and Chairs, Recliner, Loveseat, Couch, Brunswick Pool Table, Mantle Clock, Table Lamps

HOUSEHOLDS: Butter Churn, Milk Jugs, Ceramic Figurines, Smoking Pipes, Pocket Knives, Mason Jars, Wine Glasses, Dinner Plates, Aluminum Canisters, Kitchen Utensils, Decorative Pictures

ELECTRONICS & MISC.: Samsung 52" TV, Sharp Blue Ray DVD Player, TV Stand, Sony 32" TV, Schwinn Exercise Bike, Pioneer Stereo System, Glympac 3500 Weight Bench, Beanie Babies, Watches, Binoculars, Arrowheads, Deer Stand

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harrisauctions.com 270.247.3253 800.380.4318

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.

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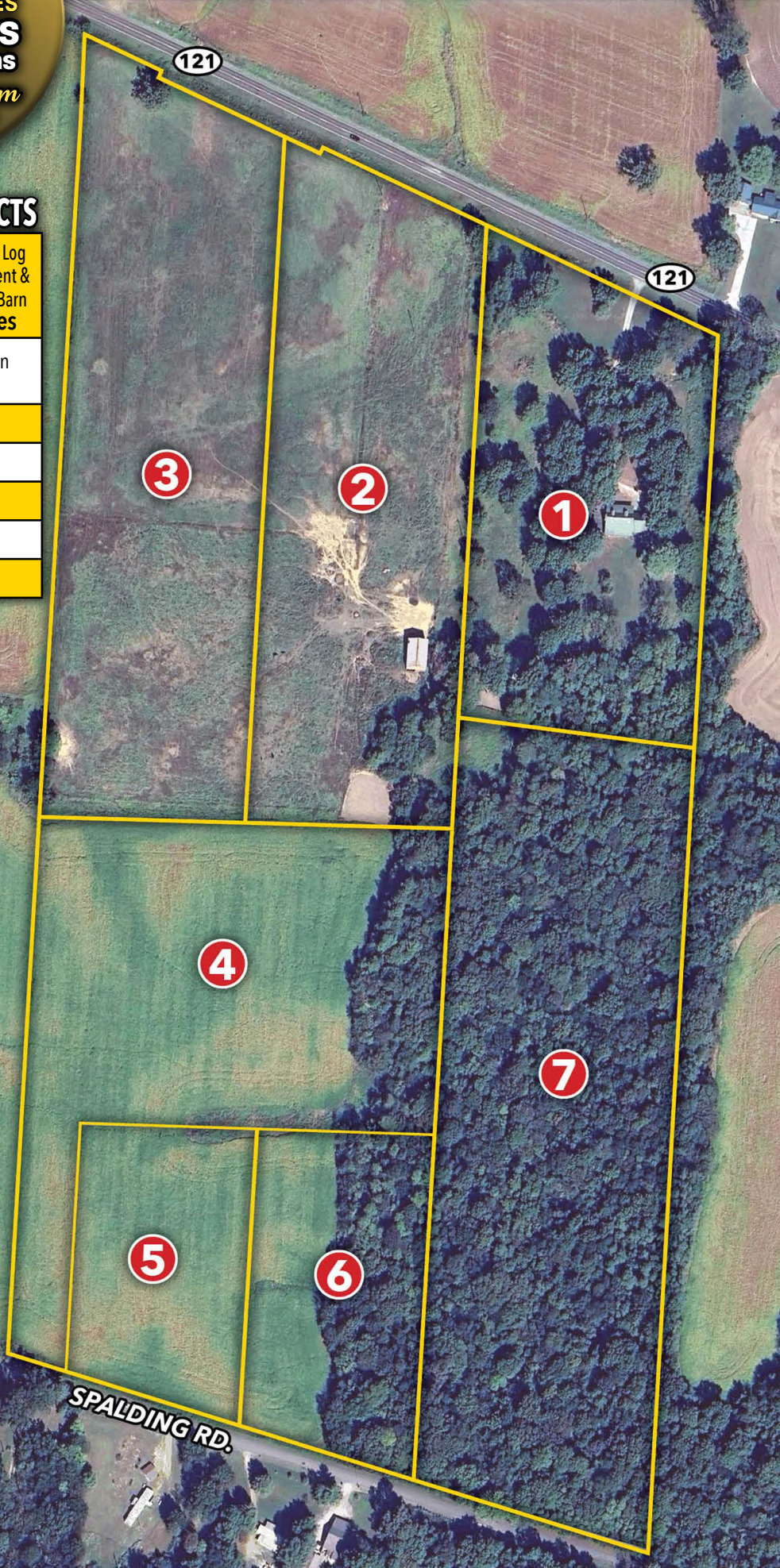
JOSEPH LEONARD WILLETT

A Fancy Farm Community

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REAL ESTATE TRACTS

Tract 1	2 Bdrm 2.5 Bath Log Home w/Basement & Livestock Horse Barn on 7.00 Acres
Tract 2	Tobacco Barn on 8.79 Acres
Tract 3	9.81 Acres
Tract 4	9.17 Acres
Tract 5	3.13 Acres
Tract 6	3.71 Acres
Tract 7	12.16 Acres



DON'T MISS THIS RARE OPPORTUNITY to purchase a beautiful log home and 53.76 acres, offered in 7 tracts and combinations – all selling absolute to the highest bidder! The property includes 29.75 tillable acres and a variety of tract sizes ideal for building, farming, or investment. **Tract 1** features a 2-bedroom, 3-bath log home with a walk-out basement (concrete poured walls). In addition there is a **Wood Burning Fireplace** (rock interior & exterior), gas forced heat, central HVAC, and cedar-lined closets, with a large livestock/horse barn on 7.00 acres. **Tract 2** offers a tobacco barn currently used as an additional horse barn, on 8.79 acres. **Tract 3** includes 9.81 acres of open land. **Tract 4** consists of 9.17 gently rolling acres. **Tract 5** is 3.13 acres with potential for a home-site. **Tract 6** includes 3.71 acres of open ground. **Tract 7** is a 12.16 acre parcel with excellent road frontage. **Tracts 1-3** have frontage on HWY 121, while **Tracts 4-7** front Spalding Road. This is a fantastic opportunity for homebuilders, mini-farm enthusiasts, or investors looking for quality land in a desirable rural setting. **Bid LIVE or ONLINE!**

TERMS AND CONDITIONS

PROCEDURE: The property will be offered in 7 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: Seller and Buyer shall be liable for the cost of the survey 50:50.
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NEW DATA, CORRECTIONS, AND CHANGES: Please arrive prior to scheduled auction time to inspect any changes, corrections, or additions to the property information.