

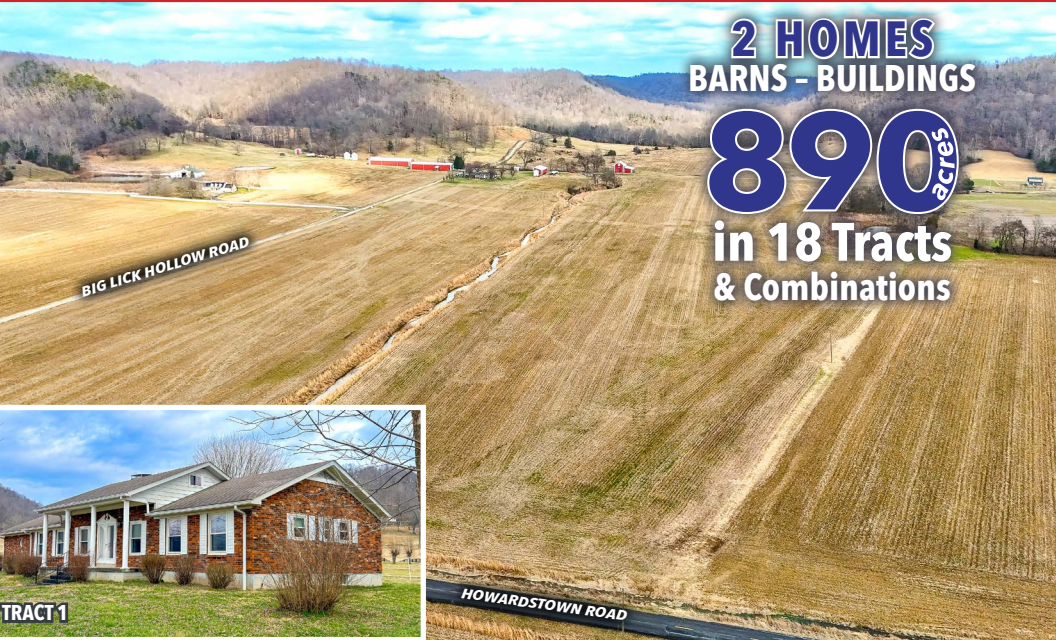
# PRIME REAL ESTATE AUCTION

Thursday, April 16th @ 10:00 AM (EST)

PROPERTY LOCATIONS:  
425 Big Lick Hollow Road  
& 5040 Howardstown Road  
New Haven, KY 40051



AUCTION HELD AT:  
Nelson County Fairgrounds  
SAMUELS HALL  
2389 New Haven Rd.  
Bardstown, KY 40004



2 HOMES  
BARNs - BUILDINGS

890 acres  
in 18 Tracts  
& Combinations



PREVIEW  
Sunday, April 5th  
12:00-2:00 pm (EST)



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**HARRIS**  
Real Estate & Auction

800-380-4318

# EXCEPTIONAL TILLABLE FARMLAND - TWO RESIDENTIAL TRACTS

Part of the 890 Acre Nelson County - New Haven, KY Farm Offered in 18 Tracts & Combinations



**PREVIEW**  
Sunday, April 5th  
12:00-2:00 pm (EST)



**TRACT 1 - 3.82 Acres** - 425 Big Lick Hollow Road, New Haven, KY 40051

**TRACT 16 - 5.00 Acres** - 5040 Howardstown Road, New Haven, KY 40051



**TRACT 1 DETAILS** - Ranch-style brick home offering 5 bedrooms and 3 bathrooms. The home features a kitchen that connects to the dining room, formal living room, and a comfortable family room with a brick-hearth fireplace. A grand front entrance welcomes you into the home, and a spacious utility room is conveniently located just off the one-car garage. The home also includes a relaxing sun porch.

The full basement provides an open-concept layout with an additional bathroom and a brick-hearth fireplace. Additional improvements include a detached two-car carport. The home is equipped with central heat and air.



**TRACT 16 DETAILS** - White vinyl-sided home offering 2 bedrooms and 1 bathroom, featuring a comfortable living room and eat-in kitchen. The home includes a full basement and is equipped with central heat and air. Additional improvements include a two-car detached garage, small storage shed, concrete patio, and chain-link fence.



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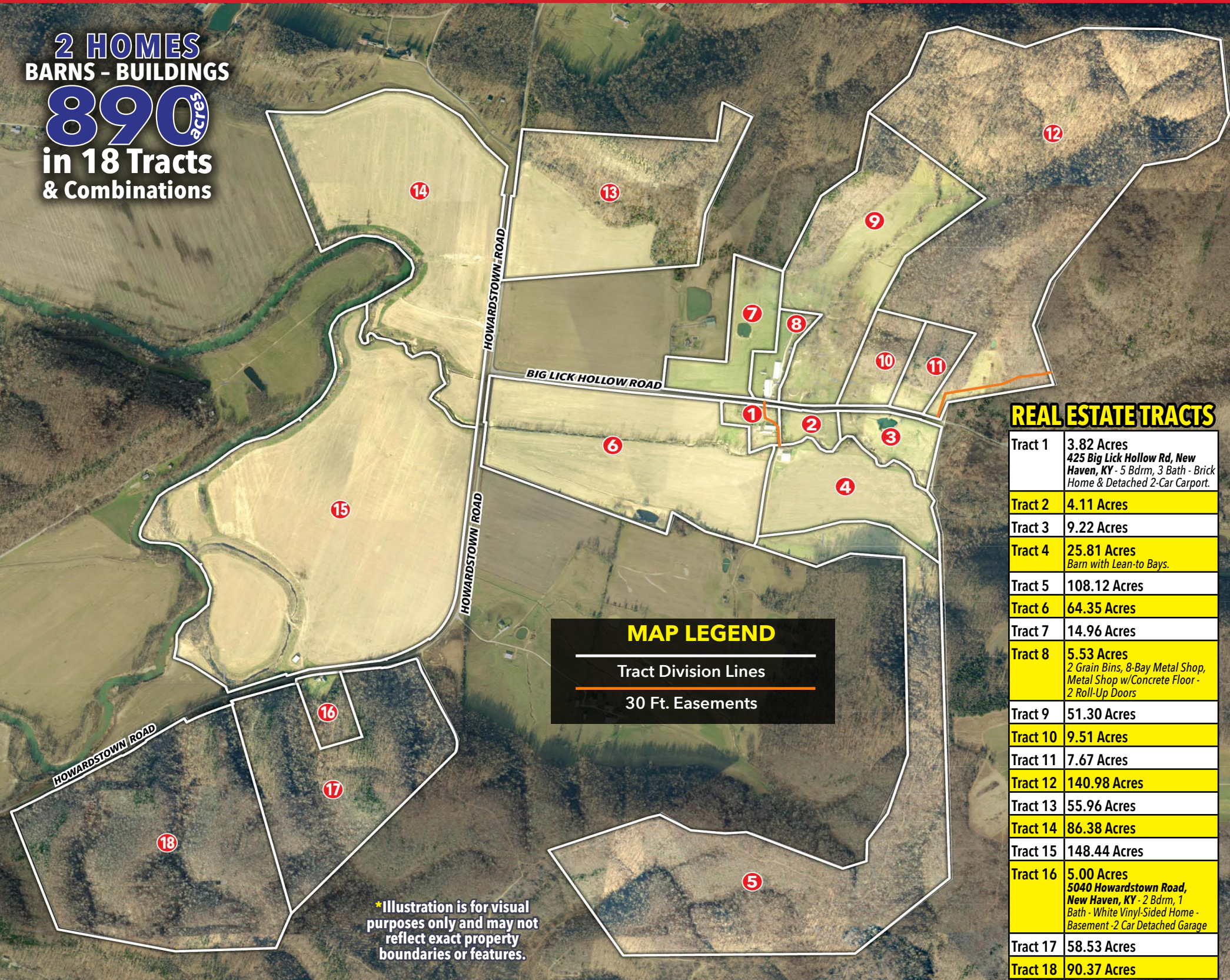
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PROPERTY LOCATIONS: - 425 Big Lick Hollow Road & 5040 Howardstown Road, New Haven, KY 40051

AUCTION HELD AT: Nelson County Fairgrounds SAMUELS HALL - 2389 New Haven Rd., Bardstown, KY 40004

2 HOMES  
BARNs - BUILDINGS  
**890** acres  
in 18 Tracts  
& Combinations



### REAL ESTATE TRACTS

Tract 1	3.82 Acres 425 Big Lick Hollow Rd, New Haven, KY - 5 Bdrm, 3 Bath - Brick Home & Detached 2-Car Carport.
Tract 2	4.11 Acres
Tract 3	9.22 Acres
Tract 4	25.81 Acres Barn with Lean-to Bays.
Tract 5	108.12 Acres
Tract 6	64.35 Acres
Tract 7	14.96 Acres
Tract 8	5.53 Acres 2 Grain Bins, 8-Bay Metal Shop, Metal Shop w/Concrete Floor - 2 Roll-Up Doors
Tract 9	51.30 Acres
Tract 10	9.51 Acres
Tract 11	7.67 Acres
Tract 12	140.98 Acres
Tract 13	55.96 Acres
Tract 14	86.38 Acres
Tract 15	148.44 Acres
Tract 16	5.00 Acres 5040 Howardstown Road, New Haven, KY - 2 Bdrm, 1 Bath - White Vinyl-Sided Home - Basement - 2 Car Detached Garage
Tract 17	58.53 Acres
Tract 18	90.37 Acres



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**TRACT 4 DETAILS** - 25.81 Acres - Features 68'x 72' barn with lean-to bays. | **TRACT 8 DETAILS** - 5.53 Acres - Features 2 grain bins, 24' x 30' shed, 160' x 48' - 8-bay metal shop, and a 150'x 42' metal shop with 42' x 60' concrete floor and two roll-up doors, with the remaining 42' x 90' open with 5 bays.

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Bardstown, KY 40004

### 2 HOMES BARNs - BUILDINGS

# 890

ACRES

## in 18 Tracts & Combinations

**PREVIEW**  
Sunday, April 5th  
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# HARRIS

## Real Estate & Auction

HOMES | FARMLAND  
ESTATES | WATERFRONT



### MICHAEL DALE HARRIS

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

## 270.247.3253



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## TERMS & CONDITIONS

**PROCEDURE:** The property will be offered in 18 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 60 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 60 days from auction date.

**REAL ESTATE TAXES:** All 2026 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.

**FIRST RIGHT OF REFUSAL:** The auction is subject to a 30 day confirmation of a FIRST RIGHT OF REFUSAL FOR TILLABLE FARMLAND ONLY.

**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,

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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.

**FARM RIGHTS:** Immediate Planting Privileges granted day of auction with buyer(s) escrow deposit of 15% Down.

## Harris Real Estate & Auction

3855 State Route 45 North  
Mayfield, KY 42066

