

# Absolute LAND AUCTION

THURSDAY, SEPTEMBER 25TH, 2025 @ 10:00 AM

**HARRIS**  
Real Estate & Auction  
3855 St. Rt. 45 N.  
Mayfield, KY 42066

FARM LOCATION: DOGTOWN ROAD, HWY 1897, FRIZZELL LOOP, BENTON, KY 42025

*Selling absolute - regardless of price.*



This is an excellent opportunity for farmers, investors, or those seeking a rural home site in Marshall County.



SCAN FOR MORE INFORMATION  
OR VISIT [HARRISAUCTIONS.COM](https://harrisauctions.com)

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**115 ACRES**  
IN MARSHALL COUNTY



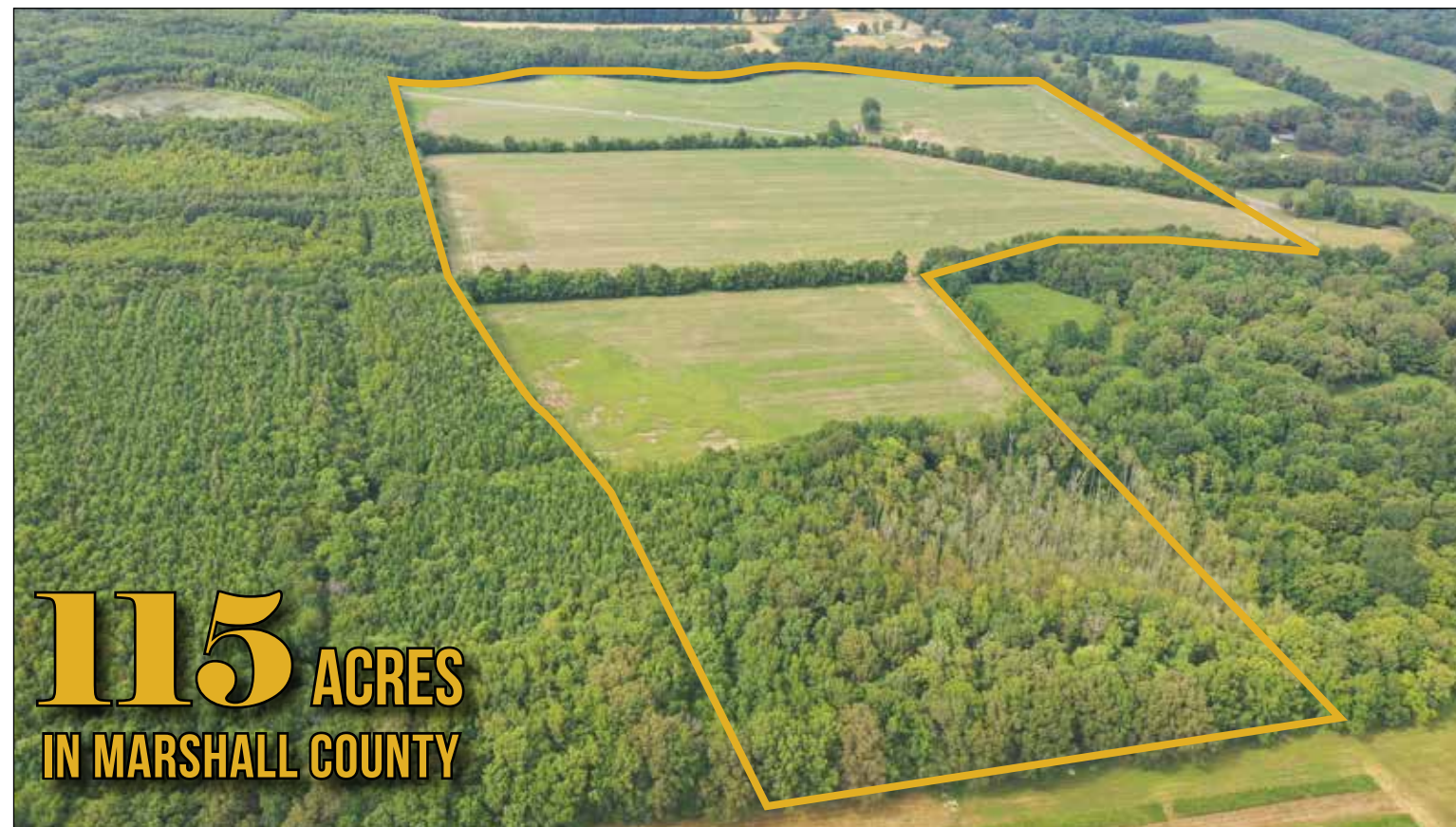
- HIGHLY PRODUCTIVE TILLABLE FARMLAND
- EXCELLENT BUILDING SITES FOR CUSTOM HOMES
- MINI-FARM POTENTIAL WITH VERSATILE TRACT SIZES
- OFFERED IN INDIVIDUAL TRACTS AND COMBINATIONS TO FIT ANY BUYER'S NEEDS

**HARRIS** Real Estate & Auction  
[harrisauctions.com](https://harrisauctions.com) 800.380.4318 270-247-3253

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JOINS CLARKS RIVER REFUGE

## Real Estate Tracts:

- Tract 1: 3.18 Acres
- Tract 2: 2.52 Acres
- Tract 3: 3.06 Acres
- Tract 4: 25.73 Acres
- Tract 5: 11.40 Acres
- Tract 6: 37.76 Acres
- Tract 7: 31.79 Acres

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AUCTION LOCATION:  
MARSHALL COUNTY EXTENSION OFFICE  
2081 MAYFIELD HWY, BENTON, KY 42025

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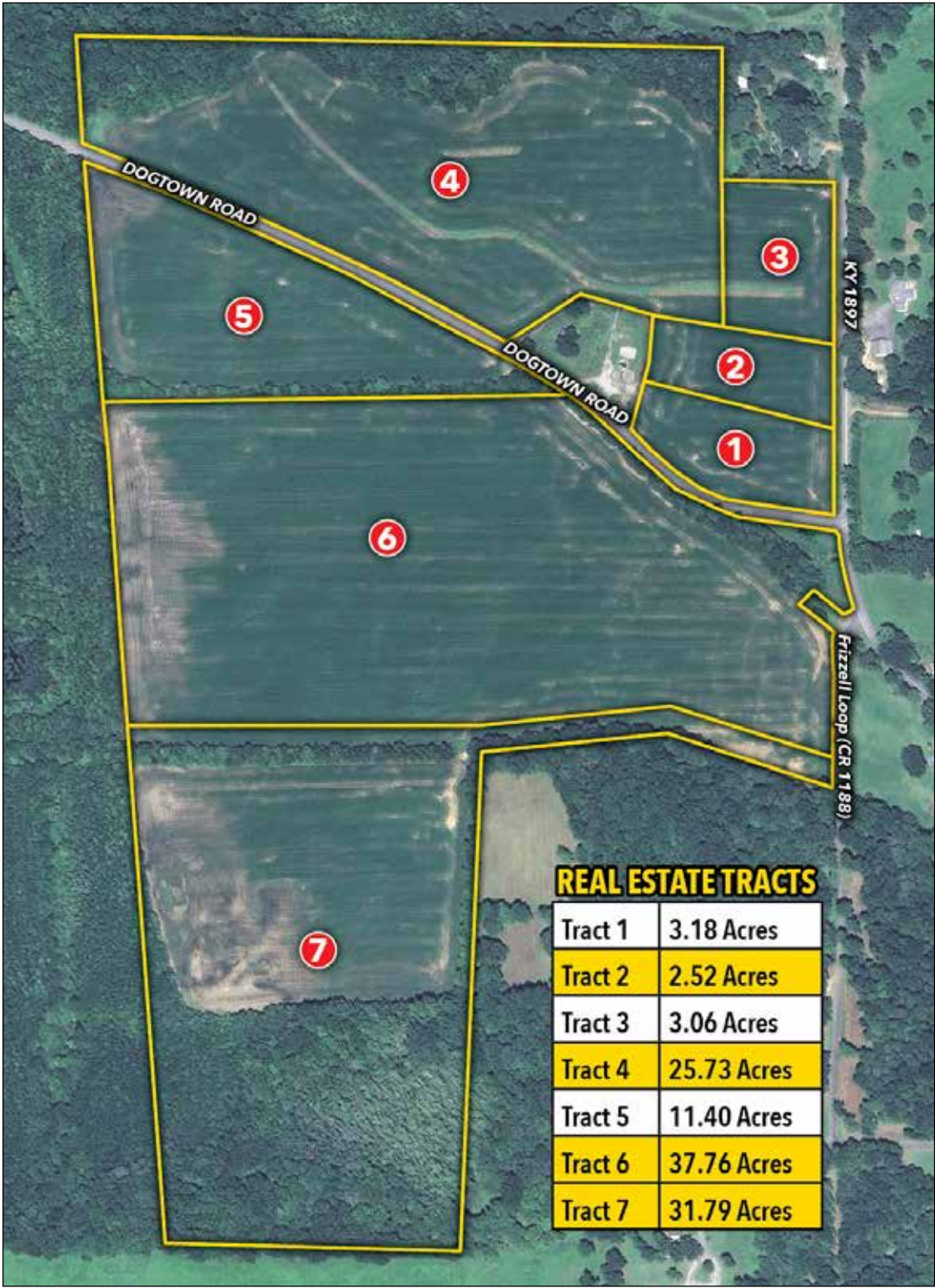


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**REAL ESTATE TERMS AND CONDITIONS**  
**PROCEDURE:** The properties will be offered in 7 individual tracts, any combination of tracts, or as a whole property. The properties will be sold in the manner resulting in the highest total sale price.  
**BUYER'S PREMIUM:** A 10% Buyer's Premium will be added to the final bid and included in the contract price.  
**DOWN PAYMENT:** 15% of the contract sales price as down payment on the day of the auction with balance in cash at closing. The down payment may be in the form of cashier's check, personal check, or corporate check. Any buyers unknown to Harris Real Estate & Auction must provide a bank letter with any 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 between buyer and seller at closing.  
**SURVEY:** A new survey has been completed. Buyer is 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. 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.

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