

ABSOLUTE REAL ESTATE AUCTION

Tuesday, November 18th at 10:00 am

FARM 1

**90.13±
ACRES**

in 6 Tracts

PROPERTY LOCATED

Beach Rd & Kirksey Rd, Kirksey KY

AUCTION HELD AT
675 Grant Road
Murray, KY 42071



**104±
Acres**

2 FARMS IN 9 TRACTS

Center Pivot Irrigation on Farm 1

Farm 1 - Tract 6*
*SELLS INDIVIDUALLY



FARM 2

**14.32±
ACRES**

in 3 Tracts

PROPERTY LOCATED

Marigold Dr. & 464, Kirksey KY

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FARM 1

90.13±
ACRES

in 6 Tracts

PROPERTY LOCATED

Beach Rd & Kirksey Rd, Kirksey KY

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FARM 2

14.32±
ACRES

in 3 Tracts

PROPERTY LOCATED

Marigold Dr. & 464, Kirksey KY

104± Acres

2 FARMS IN 9 TRACTS

Center Pivot Irrigation!

TRACT 6* DESCRIPTION

Farm 1 - Tract 6* - SELLS INDIVIDUALLY



ABOUT TRACT 6*: 4823 Kirksey Road, Kirksey, KY 42054 - This tract features a brick home on a 0.60± acre lot offering comfortable country living. The home includes 3 bedrooms, 1 bathroom, an eat-in kitchen, and a mud room/laundry room. A great opportunity for a residence, rental, or investment in a quiet rural setting.

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ABSOLUTE REAL ESTATE AUCTION

TUESDAY
NOVEMBER 18TH, 2025
at 10:00 am

104[±] Acres
2 FARMS IN 9 TRACTS

FARM 1 LOCATED
Beach Rd & Kirksey Rd, Kirksey, KY
FARM 2 LOCATED
464 & Marigold Dr, Kirksey, KY

FARM 1
90.13[±]
ACRES
in 6 Tracts

PROPERTY LOCATED
Beach Rd & Kirksey Rd,
Kirksey KY

REAL ESTATE TRACTS
Road Frontages on
Beach Road - Calloway Co.

Tract 1	7.86 [±] Acres
Tract 2	7.41 [±] Acres
Tract 3	22.16 [±] Acres
Tract 4	17.06 [±] Acres
Tract 5	34.34 [±] Acres

Road Frontage on
Kirksey Rd. - Calloway Co.

Tract 6*	0.6 [±] Acres
*SELLS Individually	3 Bdrm. 1 Bath, Brick Home - 4823 Kirksey Rd, Kirksey, KY 42054

Center Pivot Irrigation!

30' Ingress/Egress Easement

Well/Ownership

6*
Farm 1 - Tract 6*
*SELLS INDIVIDUALLY

FARM 2
14.32[±]
ACRES
in 3 Tracts

PROPERTY LOCATED
Marigold Dr. & 464, Kirksey KY

REAL ESTATE TRACTS
Road Frontages on
464 and Marigold Dr. -
Calloway Co.

Tract 7	3.41 [±] Acres
Tract 8	3.57 [±] Acres
Road Frontage on Marigold Dr. - Calloway Co.	
Tract 9	7.34 [±] Acres

AUCTION HELD AT



675 Grant Road
Murray, KY 42071

REAL ESTATE TERMS

OFFERING FORMAT: Farm 1 (Tracts 1-5, Tract 6*) and Farm 2 (Tracts 7-9) will be offered in individual tracts and in combinations within each respective farm only. Farms will not be combined together – **Tract 6 will be sold individually**, no bidding will be offered on all nine tracts as a whole. 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 survey costs.

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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