

Absolute

LAND AUCTION

SATURDAY

October 4th, 2025

@ 10:00 AM

599
ACRES

IN 19 TRACTS
& COMBINATIONS

Christian County
KENTUCKY

AUCTION LOCATION:

White Plains Community Center
112 NE Railroad Street, White Plains, KY 42464

FARM ADDRESS:

Hwy. 813 (Apex White Plains Rd.)
White Plains, KY 42464

Scenic **Christian County** Kentucky
Adjoining **West Fork of Pond River!**

PRIME HUNTING

DEER • TURKEY • WATERFOWL

PRODUCTIVE FARMLAND

PASTURE • BUILDING SITES

CRUISE THE TIMBER!

HARRIS
Real Estate & Auction



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270.247.3253 - 800.380.4318 - harrisauctions.com

Absolute LAND AUCTION



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This exceptional Christian County property offers a rare combination of productive cropland, open pasture, and prime wildlife habitat. Offered in 19 tracts ranging from 6.30± to 135.16± acres, buyers may purchase individual tracts or combine to fit their needs.

PROPERTY HIGHLIGHTS:

- Outstanding hunting for deer, turkey, and other game
- High-quality tillable farmland and open pasture
- Multiple potential home or cabin building sites
- Flexible tract sizes to suit farmers, investors, or recreational buyers
- Excellent road frontage and accessibility throughout
- Adjoining west fork of Pond River!

This property sells absolute, regardless of price. Don't miss this rare opportunity to own a large tract in Christian County, KY with income potential, recreational value, and rural living possibilities.

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REAL ESTATE TRACTS

Tract 1	25.54 Acres
Tract 2	15.85 Acres
Tract 3	135.16 Acres
Tract 4	9.54 Acres
Tract 5	88.32 Acres
Tract 6	44.95 Acres
Tract 7	6.75 Acres
Tract 8	32.47 Acres
Tract 9	29.15 Acres
Tract 10	11.44 Acres

Tract 11	11.97 Acres
Tract 12	12.55 Acres
Tract 13	9.48 Acres
Tract 14	6.30 Acres
Tract 15	39.39 Acres
Tract 16	43.95 Acres
Tract 17	35.87 Acres
Tract 18	26.63 Acres
Tract 19	13.77 Acres

Adjoining
West Fork
of Pond River!

Adjoining West Fork of Pond River!

LEGEND

KY 813 (Apex White Plains Road)

Existing 25' Easement

30' Wide Easement for Ingress/Egress

Sharbers Cemetery

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TERMS AND CONDITIONS -

PROCEDURE: The property will be offered in 19 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 survey 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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MICHAEL HARRIS

PRINCIPAL BROKER / PRINCIPAL AUCTIONEER

KL# 252972 | KY Broker# 198374

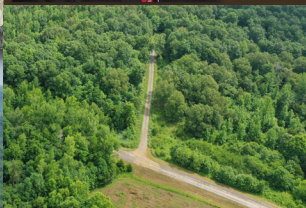
Your Professional Auctioneers!



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