

ABSOLUTE REAL ESTATE AUCTION

CIVIL ACTION
NO. 25-CI-00031

Thursday, Dec. 18th, 2025 • 10:00 AM

Auction Held On-Site: _____

915 Grubbs Road, Clinton, KY 42031

CUSTOM-BUILT HOME
2 POULTRY BARN

79[±] ACRES

**in 6 Tracts &
COMBINATIONS**



Spring Hill Community

PUBLIC PREVIEW DATE:
Tuesday, Dec. 9th - 3-4 pm



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CUSTOM-BUILT HOME
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REAL ESTATE TRACTS

Tract 1	Custom 4 BR / 3 BA Home/Well	5.68 Acres
Tract 2	Excellent Building Site	6.31 Acres
Tract 3	Excellent Building Site	4.27 Acres
Tract 4	Open & Wooded Land	19.67 Acres
Tract 5	2 Poultry Barns, Litter Shed, Single-Wide Trailer, 2 Wells & Pond	11.13 Acres
Tract 6	Agricultural & Wooded Land	32.11 Acres

Experience peaceful country living with room to spread out on this custom, energy-efficient green home property. The centerpiece is a custom-built ICF, Energy Star-certified home featuring two master suites with attached bathrooms, LED lighting throughout, an induction cooktop, Dacor oven with warming drawer, and a separate laundry room—all designed for comfort, durability, and long-term savings. This beautiful setting also includes productive farmland, rolling hills, a creek running through the property, two poultry barns, a litter shed, timber, a single-wide mobile home, and abundant wildlife and excellent hunting opportunities, all situated on 79± scenic acres in rural Hickman County. Buyers may purchase a single tract, combinations, or the entire property.

PROPERTY OVERVIEW

Tucked back from the road, the residence is surrounded by a scenic blend of hardwood and softwood timber, offering privacy and seclusion. Approximately 30± acres are tillable, providing agricultural and land-use options. A peaceful pond rests near the barns, adding beauty and function to the farmstead environment.

The two chicken barns are currently without grower contracts, providing the next owner with complete flexibility – restart poultry production, repurpose for storage/workshop space, or customize to suit your needs.

A single-wide trailer is conveniently located near the barns, suitable for farm help, rental use, or transitional housing.

KEY FEATURES

- **Custom 4 BD / 3 BA Home**, ICF, Energy Star-certified in a private rural setting
- **Two Poultry Barns** measuring 50'x120' each (no current contracts – flexible use) - **Litter Shed** measuring 40'x120'
- **30± Tillable Acres** | Ideal for row crops, hay, or pasture
- **Tracts 2 & 3 are prime home sites** – perfect for barndominiums, new homes, cabins, or investment building lots
- **Serene Pond** + wooded habitat areas
- **Single-Wide Trailer** located near barns
- Mix of **open land & timber** across property
- **Peaceful, quiet countryside location** with plenty of space & privacy

This auction is designed to give buyers maximum flexibility, offering the opportunity to purchase only the tracts that fit their needs—whether that's a homestead site, a hobby farm, agricultural acreage, a poultry barn operation, a recreational retreat, or even the entire farm as a whole.

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TERMS & CONDITIONS

PROCEDURE: Property sells in tracts, combinations, or as a whole, in the manner producing the best result. Auctioneer controls bidding increments and all decisions are final.

BUYER'S PREMIUM: A 10% Buyer's Premium is added to the final bid to determine the total contract purchase price.

DOWN PAYMENT: Bidding is not conditional on financing—buyers must be prepared to close. Buyer pays full cash or 10% deposit with approved bond for the balance, bearing interest per judgment. Plaintiff may bid on credit up to judgment amount.

CLOSING: To occur on or before 30 days from auction/sale date. Time is of the essence.

TAXES: All property taxes prorated at closing. Judicial sales sell subject to current-year taxes not yet due and all future taxes.

SURVEY: Property sells by new survey. Buyer and Seller split cost 50/50.

PROPERTY CONDITION: Property sells "AS IS, WHERE IS," with no warranties, expressed or implied. Buyer is responsible for all inspections, due diligence, and verification of

all information. No guarantees regarding acreage, boundaries, improvements, or fitness for purpose.

ANNOUNCEMENTS: Day-of-sale announcements by Auctioneer or Master Commissioner take precedence over all printed or advertised materials.

COURT-ORDERED SALE CONDITIONS: Property sells free and clear of claims of the parties, but subject to Easements & restrictions of record - Taxes not yet due - Public assessments. Matters revealed by survey or inspection. Any statutory redemption rights - A Sale Bond (if used) remains a lien until paid in full. No replay allowed.

QUALIFICATION: Auctioneer/Master Commissioner may refuse bidding to anyone not deemed qualified.

DEFAULT: Failure to close or comply with terms may result in forfeiture of deposit, resale of property, deficiency judgment, and other legal remedies.

ACKNOWLEDGMENT: By bidding, all buyers agree to these Terms & Conditions and accept the property in its current condition.

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**HOMES
ESTATES** | **FARMLAND
WATERFRONT**



MICHAEL DALE HARRIS

PRINCIPAL BROKER / AUCTIONEER
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