

HARRIS
Real Estate & Auction

**HOMES
ESTATES | FARMLAND
WATERFRONT**

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Absolute
LAND AUCTION
TUESDAY, MAY 5TH, 2026 @ 6:00 PM

AUCTION HELD AT: HARRIS AUCTION FACILITY



Trace Creek Rd & HWY 301, Mayfield, KY 42066

Sold by the tract, combinations, and as a whole • Buyers may purchase individual tracts, multiple tracts, or the entire property

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**76 ACRES
IN 4 TRACTS &
COMBINATION**

Absolute
LAND AUCTION
TUESDAY, MAY 5TH, 2026 @ 6:00 PM



- Selling Absolute – No Reserve
- 76± Total Acres
- Mix of tillable farmland & mature timber
- Multiple building sites
- Excellent hunting & recreational property
- Road frontage on Trace Creek Church Rd / Hwy 301 area
- Convenient to Mayfield, KY

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TRACE CREEK RD & HWY 301, MAYFIELD, KY 42066 • AUCTION HELD AT: HARRIS AUCTION FACILITY

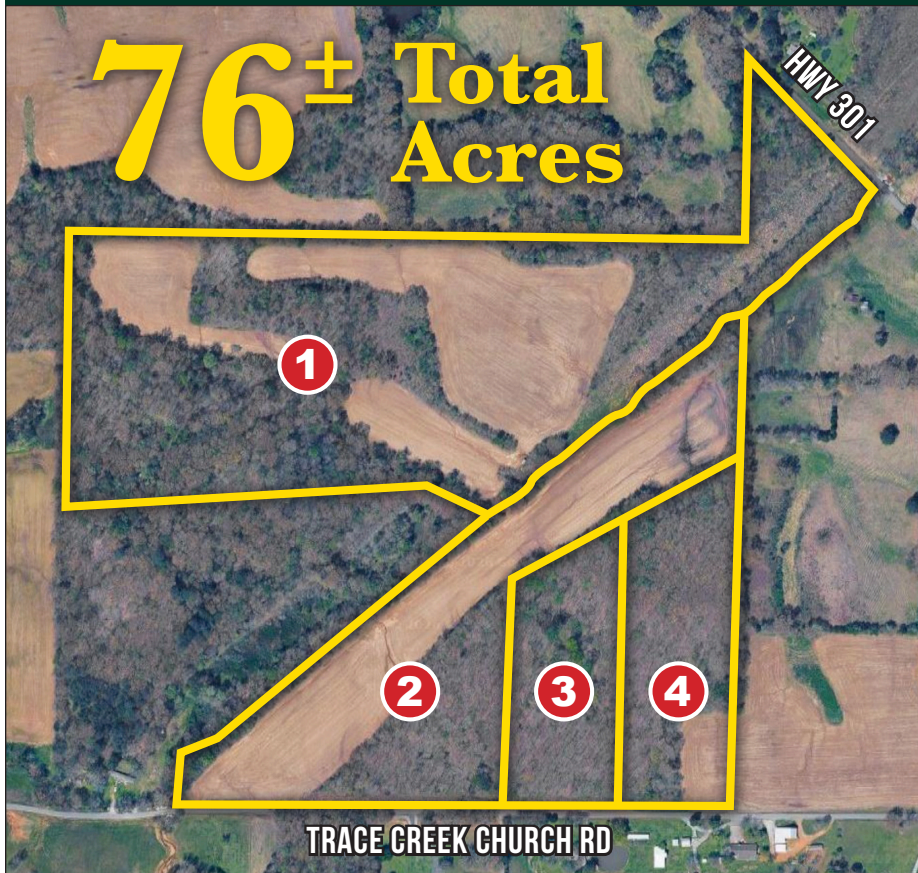
Whether you're looking to **expand your farming operation, build your dream home, invest in land, or secure recreational property**, this farm checks all the boxes. Properties with this flexibility and location rarely come available—**DON'T MISS IT!**

OFFERED IN 4 TRACTS & COMBINATIONS

This is an excellent opportunity to purchase **quality Graves County land offered in multiple tracts and combinations** — giving buyers the flexibility to purchase individual tracts, multiple tracts, or the entire farm.

This property features a **great mix of open farmland and mature timber**, making it ideal for **farming, building, recreation, or investment**. The rolling terrain offers **beautiful home sites, privacy, and strong wildlife habitat**, while the open acreage provides productive ground with multiple uses.

Conveniently located just minutes from Mayfield, this tract offers **country living with accessibility**, making it a rare find in today's market.



TRACT BREAKDOWN (PER SURVEY)

Tract 1	41.25 Acres Largest tract with a strong mix of open ground & woods Ideal for farming, hunting, or a private estate
Tract 2	19.55 Acres Excellent combination of tillable land and wooded cover Great building site potential
Tract 3	7.03 Acres Smaller tract with privacy Perfect for a home or weekend getaway
Tract 4	8.65 Acres Road frontage with open/timber mix Ideal mini-farm or homesite



REAL ESTATE TERMS AND CONDITIONS

PROCEDURE: The property will be offered in 4 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.

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. **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 2026 ad valorem taxes will be prorated between buyer and seller at closing.

SURVEY: A survey has been completed by Jason Looper Surveying & Engineering. The Seller & Buyer will share the cost of the survey on a 50:50 basis.

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, inquiries, 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 a 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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