

ABSOLUTE LAND AUCTION

Auction Held: Harris Auction Facility, 3855 St. Rt. 45 N., Mayfield, KY

Tuesday, April 21st at 6:00 PM

Property Location: Schrader Road, Sedalia, KY 42079

Bell City Community



22[±] Acres
Selling in 1 Tract



Located in the Bell City Community, this 22± acre tract offers tillable farmland with an excellent building site, making it ideal for a homesite, mini farm, or investment opportunity. The property features road frontage on both Schrader Road and Highway 1485, providing great access and visibility in a desirable rural setting.

SELLING ABSOLUTE TO THE HIGHEST BIDDER!

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REAL ESTATE TERMS - A 10% Buyer's Premium Will Be Added To The Final Bid Price & Included In Contract Price. A 15% Deposit Is Due Day Of Auction With The Balance Due In 30 Days. 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. Make Inspections Prior To Date Of Sale. Selling by the Deed.