

ABSOLUTE REAL ESTATE AUCTION

Thursday, April 30th, 2026 • 10:00 am

Fancy Farm Community



FARM 1:

2811 County Road 1110
Fancy Farm, KY 42039

130.02 Acres - 100.82 Tillable

HOME • BARN
POND • FARMLAND

184[±]
ACRES

12
Tracts
& COMBINATIONS

FARM 2:

425 Old Dublin Hill Road
Fancy Farm, KY 42039

53.45 Acres - 37.07 Tillable



IMMEDIATE PLANTING PRIVILEGES!

AUCTION HELD ON TRACT 1 • 2811 COUNTY RD. 1110, FANCY FARM 42039

PUBLIC PREVIEW:
Sunday, April 19th, 2026
12:00-1:00 PM

HARRIS
Real Estate & Auction

harrisauctions.com
270-247-3253

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FARM 1 - Carlisle County

2811 County Road 1110, Fancy Farm, KY 42039



Well-maintained 3 bedroom, 2.5 bath brick home offering spacious living, beautiful surroundings, and outstanding versatility. Features include a large kitchen with custom cabinetry and island, open living and dining areas with fireplace, and a comfortable primary suite with en-suite bath. Enjoy additional living space with a bright sunroom, a dedicated laundry area plus a peaceful setting with mature trees and a covered front porch. A standout feature is the detached garage/recreation building overlooking a pond, complete with deck, covered area, and private dock. Multiple outbuildings, shops, barns, and grain storage provide excellent space for equipment, hobbies, or agricultural use.



Tract 1



Tract 2



Tract 9



Tract 9



PROPERTY HIGHLIGHTS:

- Spacious home with open living, dining & kitchen layout
- Custom wood cabinetry, granite countertops and large island
- Cozy fireplace and inviting main living areas
- Primary suite with en-suite bath
- Walk-in shower, walk-in tub & large vanity
- Sunroom/enclosed patio with great natural light
- Dedicated laundry area with built-in storage
- Large yard w/mature trees & attractive landscaping
- Covered front porch for relaxing outdoor space



WATERFRONT & RECREATION FEATURES:

- Detached garage/recreation building near pond
- Covered outdoor area & deck overlooking water
- Private dock for fishing and enjoyment



Tract 1



Tract 1

OUTBUILDINGS & FARM IMPROVEMENTS:

- Multiple shops and storage buildings
- Detached garage with office/workspace
- Outbuilding with kitchen area (multi-use potential) 25'x30'
- Barns, grain bin & silo for agricultural use

A RARE COMBINATION OF COMFORT, WATERFRONT APPEAL, AND USABILITY.

TRACT 2 HIGHLIGHTS:

25'x30' Versatile outbuilding featuring a covered front porch and functional interior layout. The structure includes a combined living and kitchen area, bedroom space, and full bath, offering potential for guest quarters, rental use, or office space. Rustic wood-paneled interior with basic utilities in place. Ideal for additional living space, hobby use, or farm support building.



Tract 2



AUCTION HELD ON FARM 1

Public Preview Date: Sunday, April 19th 12-1PM

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HOME • BARNs • BEAUTIFUL POND
PRODUCTIVE FARMLAND

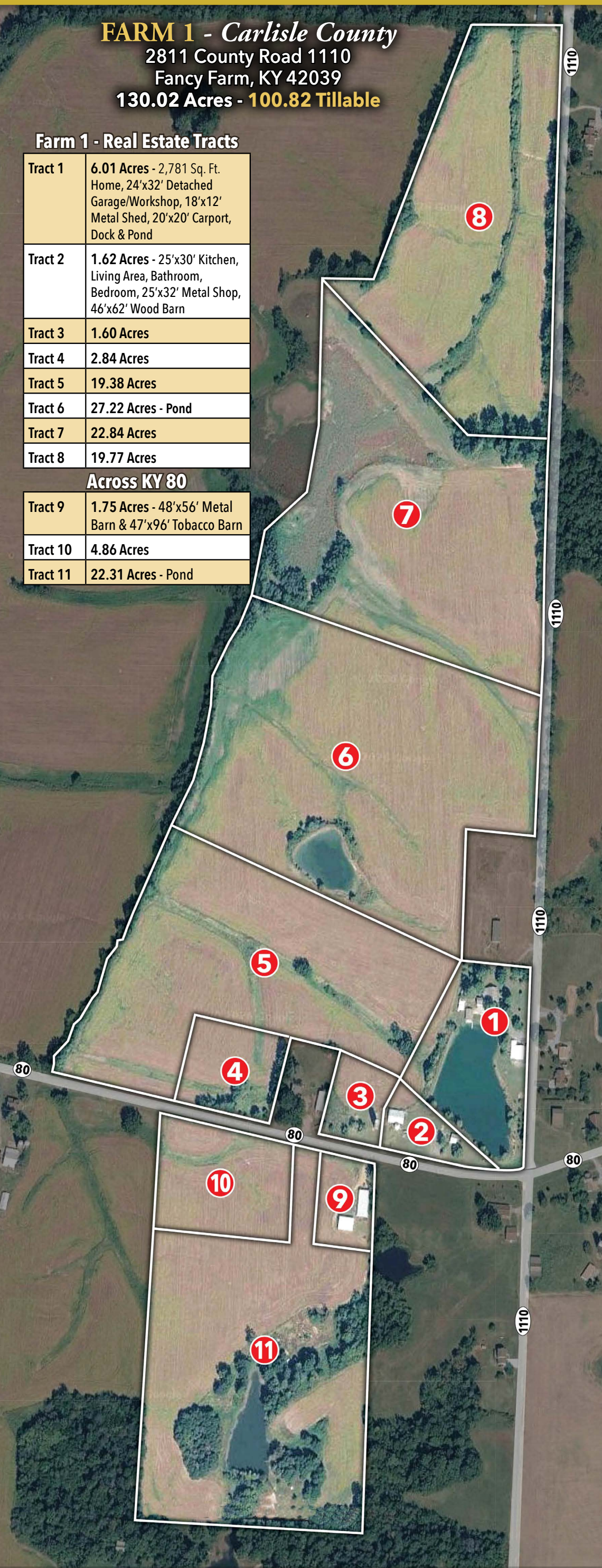
FARM 1 - Carlisle County

2811 County Road 1110
Fancy Farm, KY 42039

130.02 Acres - 100.82 Tillable

Farm 1 - Real Estate Tracts

Tract 1	6.01 Acres - 2,781 Sq. Ft. Home, 24'x32' Detached Garage/Workshop, 18'x12' Metal Shed, 20'x20' Carport, Dock & Pond
Tract 2	1.62 Acres - 25'x30' Kitchen, Living Area, Bathroom, Bedroom, 25'x32' Metal Shop, 46'x62' Wood Barn
Tract 3	1.60 Acres
Tract 4	2.84 Acres
Tract 5	19.38 Acres
Tract 6	27.22 Acres - Pond
Tract 7	22.84 Acres
Tract 8	19.77 Acres
Across KY 80	
Tract 9	1.75 Acres - 48'x56' Metal Barn & 47'x96' Tobacco Barn
Tract 10	4.86 Acres
Tract 11	22.31 Acres - Pond



IMMEDIATE PLANTING PRIVILEGES!



FARM 2 - Graves County

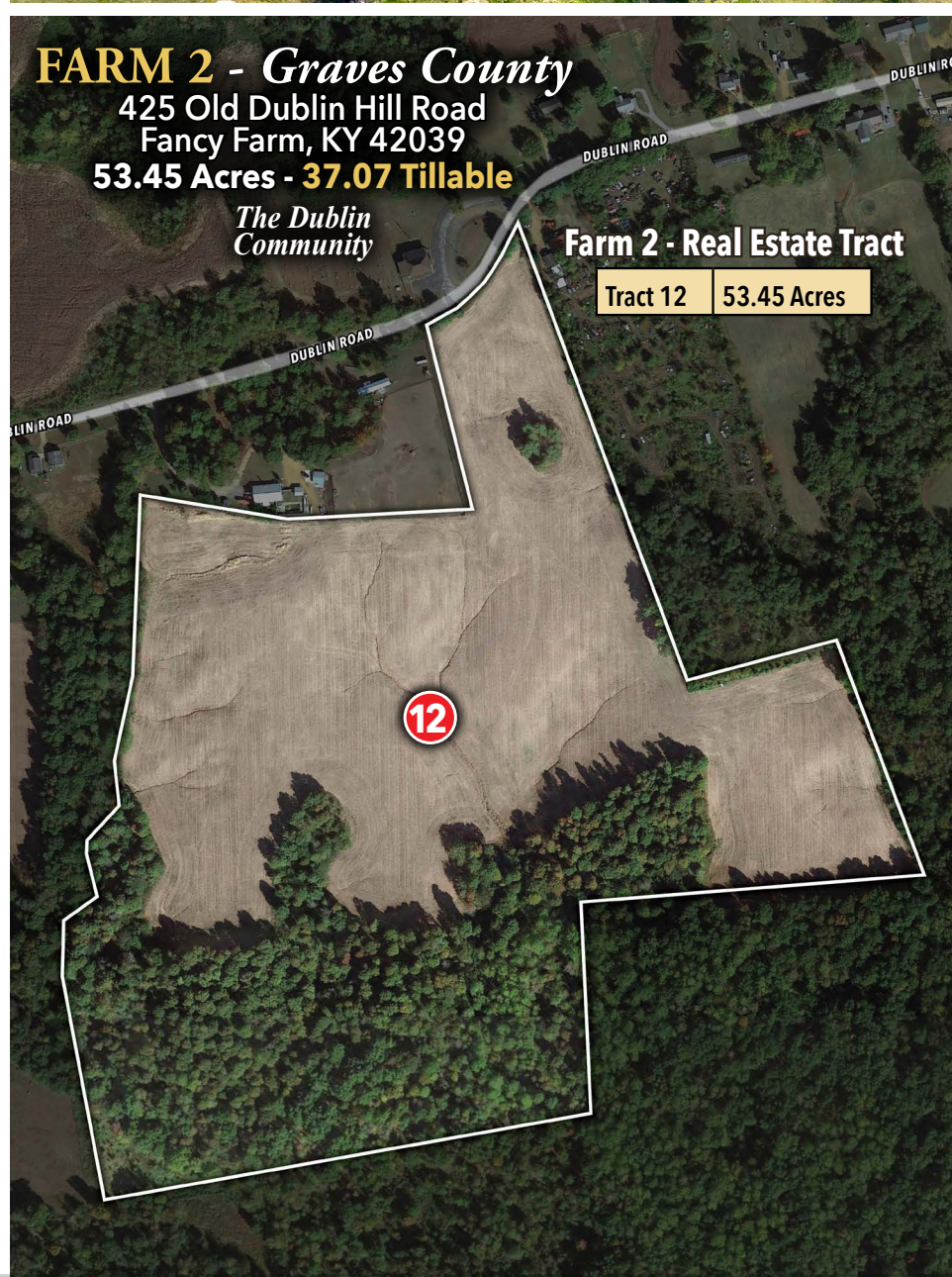
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The Dublin Community

Farm 2 - Real Estate Tract

Tract 12 | 53.45 Acres



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FARM 2



AUCTION HELD ON TRACT 1
811 COUNTY RD. 110, FANCY FARM 42039

HARRIS

Real Estate & Auction

HOMES | FARMLAND
ESTATES | WATERFRONT



MICHAEL DALE HARRIS

PRINCIPAL BROKER / AUCTIONEER

KL# 252972 | KY Broker# 198374

270.970.0200



270-247-3253 / 800-380-4318 / harrisauctions.com

REAL ESTATE TERMS & CONDITIONS

FOR FULL TERMS - Go to - harrisauctions.com

The auction shall be conducted in two farms. **Farm 1: Tracts 1-11. Farm 2: Tract 12.** No combinations between these farms will be combined. The property will be sold in the manner resulting in the highest total sale price. A 10% Buyer's Premium will be added to the final bid and included in the deed transaction sale price. 15% as down payment on the day of the auction with balance in cash at closing on or before 45 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 shall take place on or before 30 days from auction date. All 2026 ad valorem taxes will be prorated at closing. **SURVEYS:** The 4 properties will be sold by a new survey. Buyer will be responsible for 50% of the survey cost. **LEAD BASED PAINT:** Buyer will be required to sign a lead based paint disclosure waiving the opportunity to conduct a 10 day post sale inspections. Make all inspections prior to the day of sale. **FARM BASIS:** Immediate planting privileges.

Harris Real Estate & Auction

3855 State Route 45 North
Mayfield, KY 42066

FIRST CLASS MAIL
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