

ABSOLUTE REAL ESTATE AUCTION

Thursday, July 23rd, 2026 | 4:00 PM

8206 State Route 94 East, Farmington, KY 42040



PREVIEW DATE:
Monday, July 20th
5-6 pm

PROPERTY HIGHLIGHTS

- ✓ Selling as One Tract
- ✓ 2 Bedroom, 1-Bath Home
- ✓ Eat-In Kitchen & Dining Area
- ✓ Unique Arched Wall Details
- ✓ Updated Breaker Box
- ✓ **Historic Former Harpole's Grocery Store**
- ✓ Spacious Open Retail Area
- ✓ Bathroom in Commercial Building
- ✓ Rear Kitchen/Prep/Storage
- ✓ Excellent Visibility on St. Rt. 94
- ✓ Outstanding Residential, Commercial, Investment, or Redevelopment Opportunity

**RESIDENCE
+
HISTORIC
COMMERCIAL
BUILDING**

**SELLING AS
ONE TRACT**

Don't miss this unique opportunity to purchase a versatile property selling as one tract at Absolute Auction. Offering both a charming residence and a historic commercial building on the same property, this is an exceptional opportunity for homeowners, investors, entrepreneurs, or anyone seeking a property with unlimited potential.

The residential portion features a charming 2-bedroom, 1-bathroom home full of character and ready for your personal touches. Inside, you'll find an inviting eat-in kitchen and dining area accented by unique arched wall details, numerous windows providing abundant natural light, and a welcoming entry nook with storm door. An updated breaker box has already been installed, making this home an excellent candidate for a primary residence, rental property, or renovation project.

Adding even more value is the former **Harpole's Grocery Store**, a well-known local landmark with endless possibilities. The building features large storefront display windows, a covered front entrance, and a spacious open retail area that once housed grocery aisles, checkout, and deli operations. The rear portion offers flexible space suitable for a kitchen, prep area, workshop, storage, or inventory and includes a bathroom. Whether you're considering retail, office, workshop, storage, or redevelopment, this historic building provides an outstanding foundation for your vision.

*Whether you're looking for a place to live, operate a business, invest, or preserve a piece of Graves County history, this one-of-a-kind property offers tremendous potential.
Make plans now to attend this Absolute Real Estate Auction and bid your price!*

REAL ESTATE TERMS: 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 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 shall take place on or before 30 days from auction date.

HARRIS
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