

# PRIME HENDERSON CO., KY CROPLAND ABSOLUTE AUCTION

Tuesday, Nov. 22nd at 10:00 AM

## 318+/- ACRES OF FARMLAND IN 3 TRACTS

- 292 +/- Tillable Acres
- Productive Row Crop Soils
- 2 Barns on Tract 2
- Ample Road Frontage

**TRACT 1:** 158 +/- acre tract containing approximately 156 +/- tillable acres. The predominate soil types are Karnak Silt Loam, Henshaw Silt Loam, Karnak Silty Clay Loam and Wake-land Silt Loam. Approximately 1,950' of frontage on KY 1299.

**Directions:** From the intersection of the Henderson By Pass and Hwy 1299 take Hwy 1299 south 1.5 miles to the property.



**TRACT 2:** 127 +/- acre tract with approximately 108 +/- acres of tillable acres with the predominant soil types being Hosmer Silt Loam and Belknap Silt Loam. Approximately 2,380' of frontage on Barren Church Rd, and approximately 2140' of frontage along Griffin Graves Creek Rd.

**Directions:** From exit 5 of

I69 go south on Hwy 1078. At the fork take Hwy 812 south to Barren Church Road for approximately 2 miles.

**TRACT 3:** 33 +/- acre tract with 28 +/- tillable acres with the predominant soil type being Hosmer Silt Loam and Belknap Silt Loam. Approximately 250' of frontage along Griffin Graves Creek Road.

**Directions:** From tract 2 head east on Griffin Graves Creek Road for 1.2 miles, the property will be on your right.



**AUCTION TO BE CONDUCTED  
ON SITE AT TRACT 2.**

*See other side for Terms and Conditions*

PLEASE CALL CLAY TAYLOR, AUCTIONEER OR JASON BLUE, AUCTIONEER FOR ANY ADDITIONAL DETAILS

OWNER: Holy Name Farms, LLC

800-264-1204

kurtzauction.com

Announcements made at auction take precedence over printed material

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### Terms and Conditions:

**Terms for Real Estate:** The purchaser shall pay 10% of the purchase price as a down payment at the auction site at the conclusion of bidding. The balance is due with delivery of the deed on or before December 30th, 2022.

**Mineral Rights:** Sellers are conveying all mineral rights they own, if any. Some mineral rights have been previously reserved.

**Deed:** Seller shall provide a Warranty Deed.

**Evidence of Title:** The Buyer will be responsible for any fees associated with the owner's title insurance policy if one is desired. Seller agrees to provide merchantable title to the property subject to matters of record, general conditions of title and similar related matters. All tracts are sold "AS IS".

**Real Estate Taxes:** The property taxes shall be paid by the seller through the 2022 tax bill. All taxes due and payable after January 1, 2023 will be the responsibility of the buyer.

**Closing:** Closing shall occur on or before December 30th, 2022 at a location designated by the Seller.

**Possession:** Possession with delivery of the deed.

**Acreage:** All tract acreages and proposed boundaries are approximate and have been based off of legal descriptions, aerial maps and other documents.

**Disclaimer:** All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. ANNOUNCEMENTS MADE BY THE AUCTIONEER 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 SOLD "AS IS, WHERE IS". No warranty of representation, either express or implied, or arising by the operation of law concerning the Property is made by the Seller and the Auctioneers and are hereby expressly disclaimed. In no event shall the Seller or Auctioneer/Broker be liable for any consequential damages. The information contained herein is believed to be accurate but subject to verification by all parties relying on it. Seller and Auctioneers assume no liability for its accuracy, errors and omissions. All boundary lines and dimensions are approximate. Seller and Auctioneer reserve the right to preclude any person from the bidding if there is any question, in the sole judgment of the Seller and Auctioneers, as to such person's creditworthiness, ability or willingness to close on the purchase of the property, credentials, fitness, etc. All decisions of the Auctioneer are final.

**2% buyers premium** will be added to the final bid price in order to determine the sale price. Normal and customary closing costs will apply.

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