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MARCH 2020						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28

AUCTION HELD AT THE MILLIKEN
MEMORIAL COMMUNITY HOUSE
208 W MAIN ST ELKTON, KY 42220

**THURSDAY
MARCH 26TH
@ 6:00 PM**

1795 GOSHEN ROAD
ELKTON, KY 42220

Ben Bolinger
Principal Broker
& Auctioneer



Kelvin DeBerry
Realtor & Auctioneer



Paul Whisler
Realtor & Auctioneer



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ABSOLUTE LAND AUCTION

**156 +/- ACRES IN TRACTS
& COMBINATIONS!**

THURSDAY, MARCH 26TH AT 6:00 PM
1795 GOSHEN ROAD ELKTON, KY 42220

AUCTION HELD AT THE

MILLIKEN MEMORIAL COMMUNITY HOUSE
208 W MAIN ST ELKTON, KY 42220

**Productive Cropland, Beautiful Building
Sites, and Recreational Ground!**

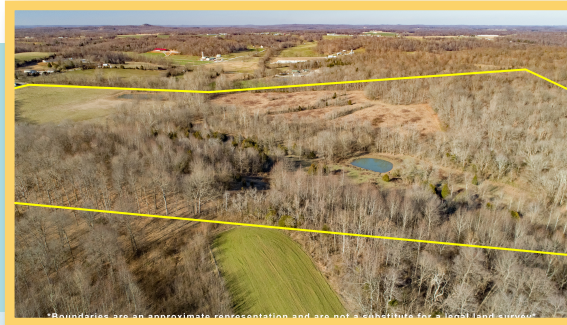


Good Mix of Crider, Nolin and Lawrence Soils! 60x30 Livestock Shed, 50 x 30 Hay Shed and 1/2 Acre Pond!

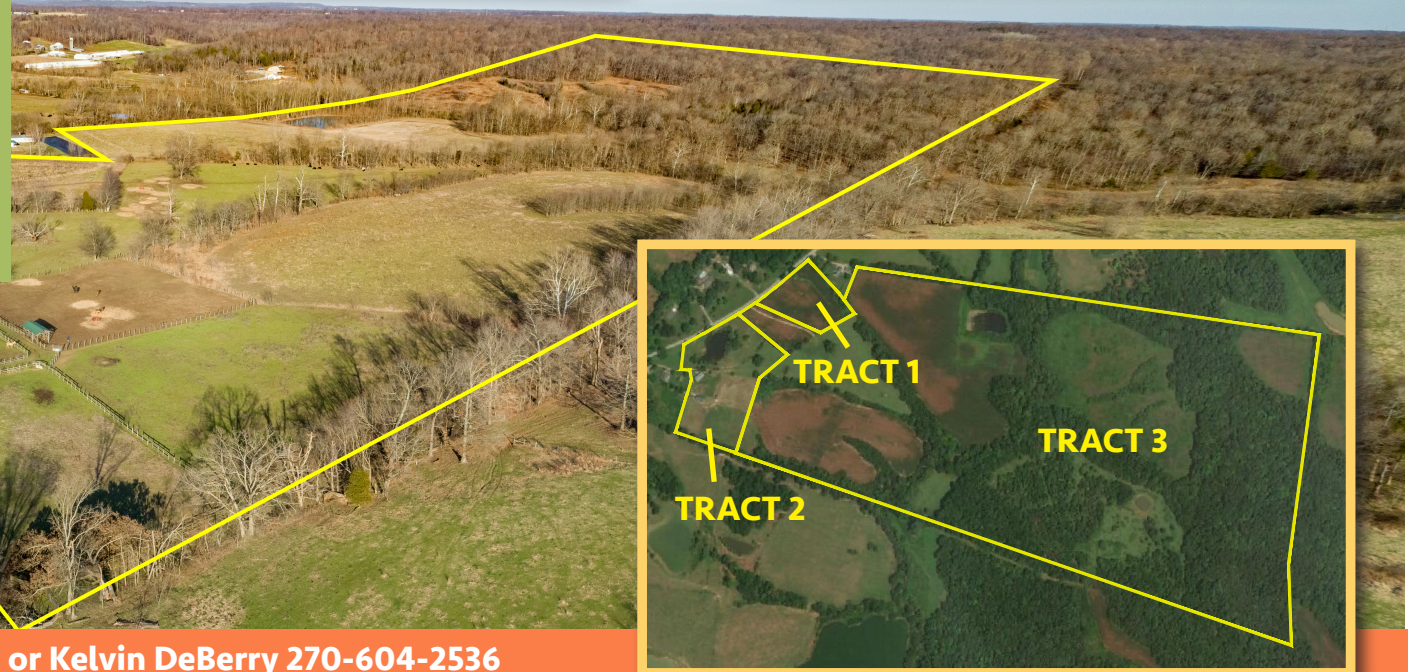
TRACT 1: 3.7 +/- Acres - Beautiful Building Site Which Is Perfect For Your Dream Home In A Country Setting!

TRACT 2: 9.1 +/- Acres - Fantastic Building Site With A Large Pond, 60 x 30 Horse Barn and 50 x 30 Hay Shed. Fenced And Cross Fenced, Ready For A Home And Horses!

TRACT 3: 143 +/- Acres - This Tract Is An Outdoorsman's Dream! Approximately 45 +/- Open Acres With The Balance In Woods. Includes Marketable Timber and 2 Ponds! Excellent Crider and Nolin Soils. There Are 20.7 Acres in CRP With An Annual Payment Of \$4,669 And The Contracts End 2027-2028.



Directions: From Elkton Drive North On KY-181 N/N Main Street. Turn Left Onto US-68 W. Drive 7 Miles and Turn Left onto Goshen Road. In 2 Miles Property Will Be On The Right.



Auction Contact: Ben Bolinger 270-889-7848 or Kelvin DeBerry 270-604-2536

TERMS AND CONDITIONS: Procedure: This property will be offered in 3 (three) individual tracts or as a total 156 +/- acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneers. Bids on tracts, tract combinations and the total property may compete. The property will be sold in the manner resulting in the highest total sale price. Acceptance of Bid Prices: All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. Purchase Agreements are available for review prior to the auction. Buyer's Premium: There will be a 7% Buyer's Premium added to the final bid. Down Payment: 10% as down payment on the day of the auction with the balance in cash at closing on or before closing or before 30 days. The down payment may be in the form of cashier's check, personal check, or corporate check. Closing: Closing shall take place on or before 30 days from Auction Date. Survey: Survey has been completed by Clay Davidson Land Surveying. Buyer(s) will pay \$35.04 per acre for the cost of the survey. New Data, Corrections, & Changes: Please arrive prior to scheduled auction time to inspect any changes, corrections, or additions to the property information. Property Inspection: Each potential bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries, and due diligence concerning the property. Further, Seller disclaims any and all responsibility for Buyers safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING. Disclaimer & 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. The property is being sold "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, inquiries, and due diligence concerning the property. The information 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 & dimensions in this brochure are approximate. Except for any express warranties set forth in the sale documents, purchaser(s) assume all risks thereof & acknowledges that in consideration of the other provisions contained in the sale documents, Seller & 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 & increments of bidding are at the direction & discretion of the auctioneer. The Seller & The 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. ANY ANNOUNCEMENTS MADE BY THE AUCTION COMPANY AT THE AUCTION PODIUM DURING THE TIME OF THE SALE TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL, OR ANY OTHER ORAL STATEMENTS MADE.