

Bolinger

REAL ESTATE & AUCTION

110 John Rives Road
Hopkinsville, KY 42240
270-632-8882
info@BolingerRealEstate.com
BolingerRealEstate.com

**TUESDAY, APRIL 20TH
AT 6:00 PM**

APRIL 2021						
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	29	30	

****SIMULCAST BIDDING****

**LIVE AUCTION HELD AT
HARPER HOUSE RESTAURANT
123 DJ EVERETT DRIVE CADIZ, KY**



BEN BOLINGER
Broker/Auctioneer
270.889.7648



KELVIN DEBERRY
Realtor/Auctioneer
270.604.2536



PAUL WHISLER
Realtor/Auctioneer
270.839.5935



VULEZO BLOUNT
Realtor
270.305.6997



SCOTT SANDERS
Realtor
270.339.6841



Bolinger

REAL ESTATE & AUCTION

BOLINGERREALESTATE.COM | 270.632.8882 | INFO@BOLINGERREALESTATE.COM

ONLINE BIDDING AVAILABLE AT BOLINGERREALESTATE.COM

**MINUTES FROM INTERSTATE
24, CADIZ & HOPKINSVILLE!**

**EXCELLENT
VISIBILITY
FROM US
HWY 68**

QUALITY TRIGG COUNTY FARMLAND!!

LAND AUCTION

7900 HOPKINSVILLE RD CADIZ, KY

**TUESDAY, APRIL 20, 2021
6:00 PM**

**98+/-
Acres**
2 TRACTS &
COMBINATIONS

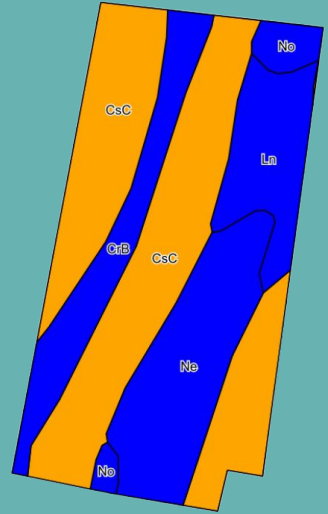
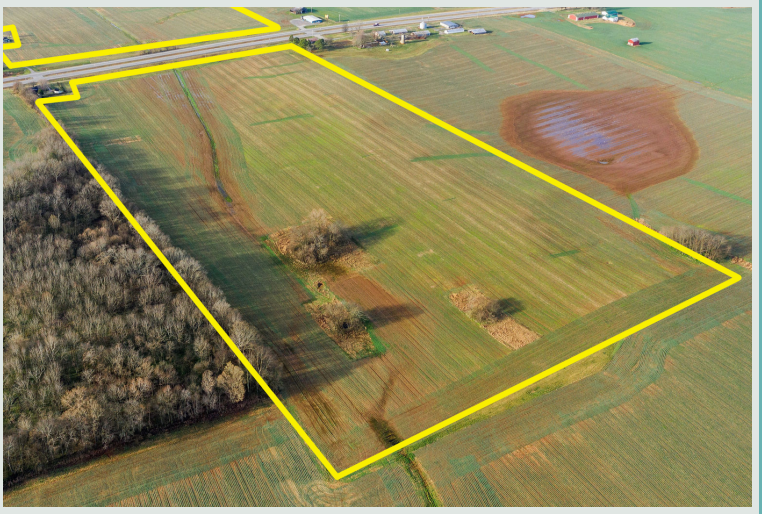
** ONLINE BIDDER REGISTRATION FORM, DEPOSIT & APPROVAL REQUIRED**



Tract 1

TRACT 1: 52 +/- ACRES

- Mostly crider soils
- 975 +/- feet of road frontage
- Current annual CRP payment of \$583 and contract expires 09/30/2025



- County water and electricity available
- \$249 per acre annual crop lease (based on yields and prices from previous 3 years)

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend
CsC	Crider-Pembroke silt loams, 6 to 12 percent slopes	26.69	51.2%	Orange
Ne	Newark silt loam	10.49	20.1%	Blue
CrB	Crider silt loam, 2 to 6 percent slopes	6.89	13.2%	Blue
Ln	Linside silt loam	6.20	11.9%	Blue
No	Nolin silt loam	1.83	3.5%	Blue

TRACT 2: 46 +/- ACRES

- Mostly crider soils
- 1,100 +/- feet of road frontage along



- Current annual CRP payment of \$353 and contract expires 09/30/2025.
- County water and electricity available.

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend
CsC	Crider-Pembroke silt loams, 6 to 12 percent slopes	23.05	49.5%	Orange
No	Nolin silt loam	20.70	44.5%	Blue
CrB	Crider silt loam, 2 to 6 percent slopes	2.37	5.1%	Blue
Ne	Newark silt loam	0.40	0.9%	Blue

Ready for your dream home or perfect for your hobby farm!

PRE-BIDDING STARTS APRIL 12TH ON OUR WEBSITE!!

CONTACT THE AUCTIONEER: BEN BOLINGER 270-889-7848 or 270-632-8882

B Terms and Conditions: This property will be offered in 2 (two) individual tracts or as a total 98 +/- acre unit. 7% Buyer's Premium. 10% down payment and closing in 30 days. Online Bidders are required to complete an Online Bidder Registration Form and submit refundable deposit in order to bid online. New owner will assume the current crop lease. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING. Selling "AS IS, WHERE IS." 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. Property will sell with the high and final bid(s) subject to the Seller's approval. See Our Website at BolingerRealEstate.com for full Terms & Conditions.