

**TUESDAY, JUNE 22ND
6:00 PM**

JUNE 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 THE
FORMER AGRI-CHEM BUILDING
11825 LAFAYETTE RD HERNDON, 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



BOLINGERREALESTATE.COM | 270.632.8882 | INFO@BOLINGERREALESTATE.COM

**LIVE AUCTION HELD AT THE
FORMER AGRI-CHEM BUILDING
11825 LAFAYETTE ROAD, HERNDON, KY**

ONLINE BIDDING AVAILABLE AT BOLINGERREALESTATE.COM



**IMMEDIATE PLANTING
PRIVILEGES!!**

**GREAT DEVELOPMENT
POTENTIAL!!**

2 PROPERTIES IN CHRISTIAN & TRIGG COUNTIES!

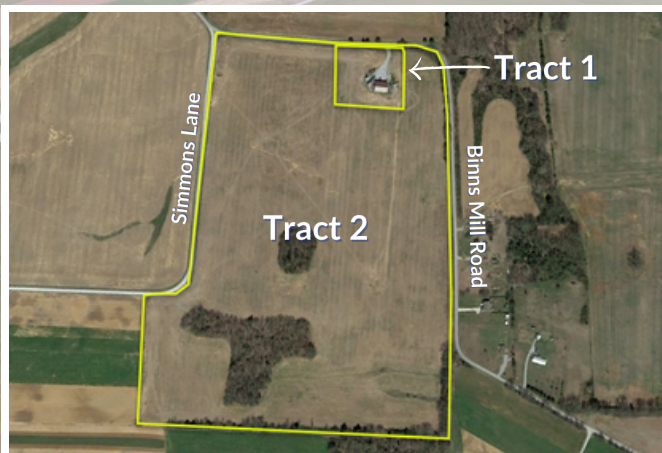
**3 TRACTS &
COMBINATIONS**

**181 +/-
Acres**

**BINNS MILLS RD HERNDON, KY &
DELMONT CHURCH RD CADIZ, KY**

**LAND
AUCTION**

**TUESDAY, JUNE 22, 2021
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**80 +/-
ACRES IN
2 TRACTS**

**Located along
Binns Mill Road
Herndon, KY**

TRACT 1: 3.5 +/- ACRES

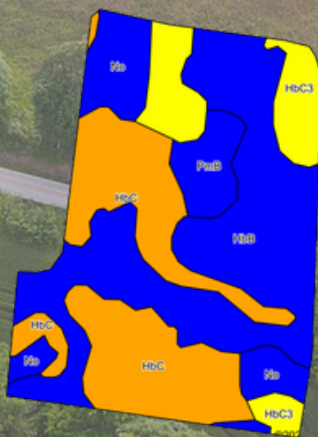
70 x 60 machinery shed/shop • Road Frontage Along Binns Mill Road • County Water Available

TRACT 2: 77 +/- ACRES

Excellent Building Sites • 4,600+ Feet of Road Frontage • County Water Available Along Binns Mill Road



**Prime South
Christian
County
Farmland**



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend
HbB	Hammack-Baxter complex, 2 to 6 percent slopes	32.28	41.7%	Blue
HbC	Hammack-Baxter complex, 6 to 12 percent slopes	24.03	31.1%	Orange
HbC3	Hammack-Baxter complex, 6 to 12 percent slopes, severely eroded	9.17	11.9%	Yellow
No	Nolin silt loam	7.77	10.0%	Blue
PmB	Pembroke silt loam, 2 to 6 percent slopes	4.07	5.3%	Orange

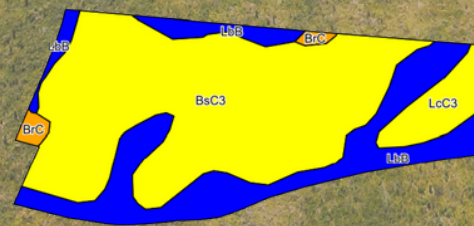
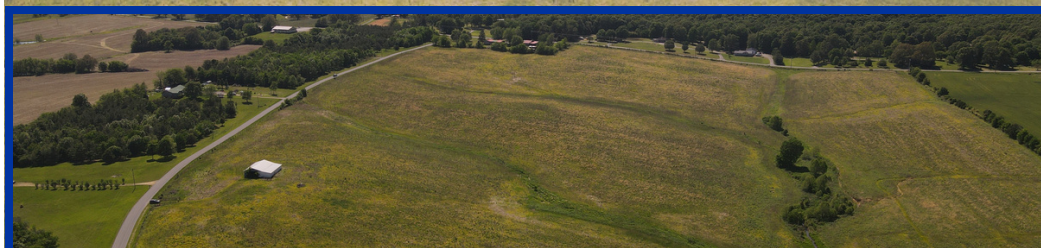


**101 +/-
ACRES IN
1 TRACT**

**Located along
Delmont Church
Road Cadiz, KY**

TRACT 3: 101 +/- ACRES

Beautiful Home Site!! • Over 4,500 Feet of Road Frontage • Machinery Shed/Shop • Large Pond • County Water Available



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend
BbC3	Brandon silty clay loam, 6 to 12 percent slopes, severely eroded	64.36	63.4%	Blue
LbB	Lax silt loam, 2 to 6 percent slopes	28.31	27.9%	Orange
LcC3	Lax silty clay loam, 6 to 12 percent slopes, severely eroded	7.26	7.2%	Yellow
BrC	Brandon silt loam, 6 to 12 percent slopes	1.59	1.6%	Orange

PRE-BIDDING STARTS JUNE 11TH ON OUR WEBSITE!!

AUCTION CONTACT: BEN BOLINGER 270-889-7848 OR 270-632-8882



Terms and Conditions: This property will be offered in 3 (three) individual tracts, combinations or as a total 181 +/- acre unit. 7% BUYER'S PREMIUM! 10% down payment and closing in 60 days. Online Bidders are required to complete an Online Bidder Registration Form and submit refundable \$2,500 deposit in order to bid online. Property will sell with the high and final bid(s) subject to the Seller's approval. 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. See Our Website at BolingerRealEstate.com for full Terms & Conditions.