

CRITTENDEN CO, KY 50.04+/- acres

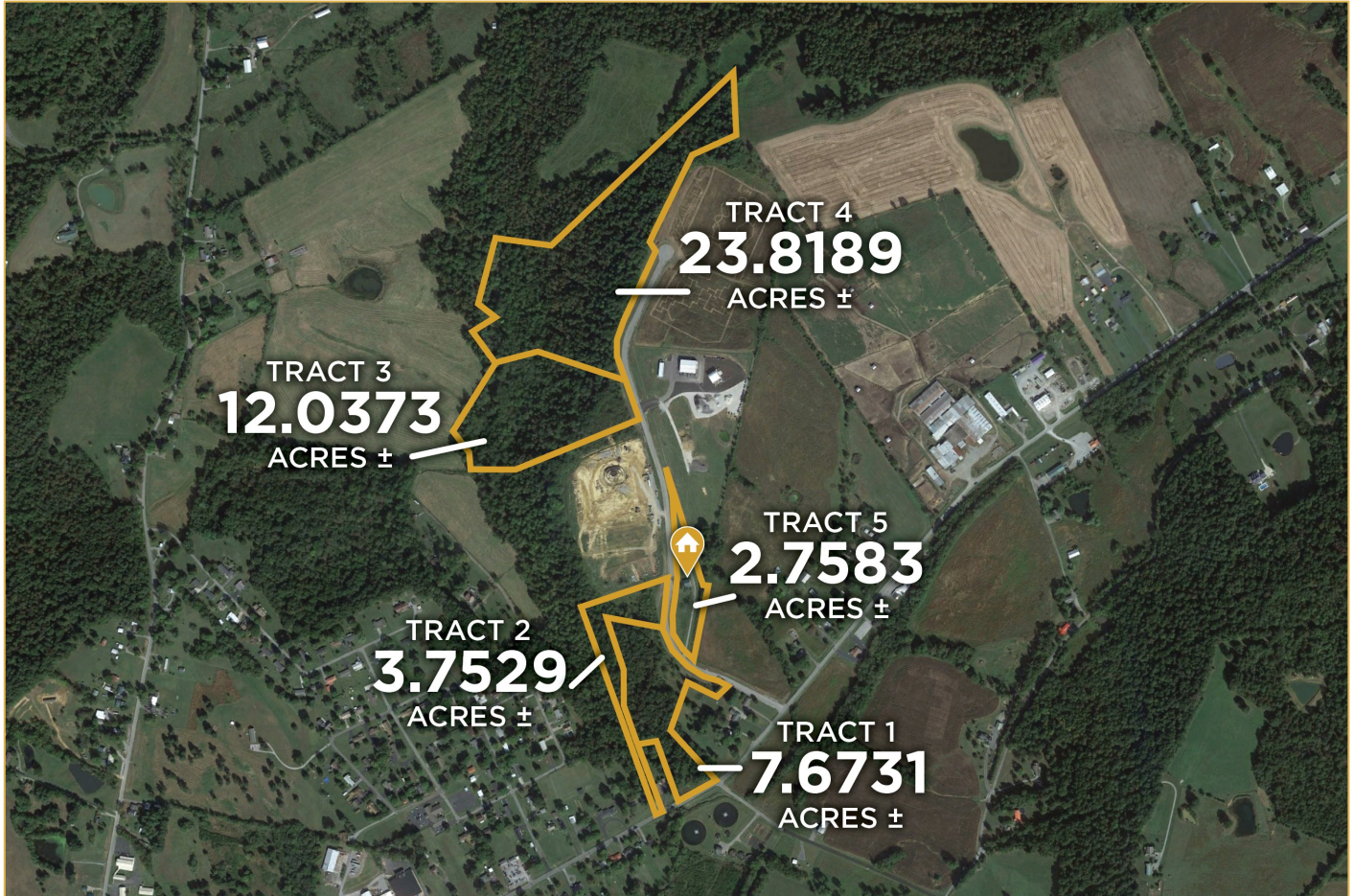
SALE DAY FLYER

AUCTION DETAILS

12/11/23 at 3:00 PM CDT
Live And Online
Hopkins County Extension Office
75 Cornwall Dr
Madisonville, KY 42431

PROPERTY DETAILS

Total Acres: 50.04+/- acres offered in 5 Tracts
Method: Bid By The Acre/Buyers Choice
Seller: Garmon
Agent: Justin Mason/Mark Williams



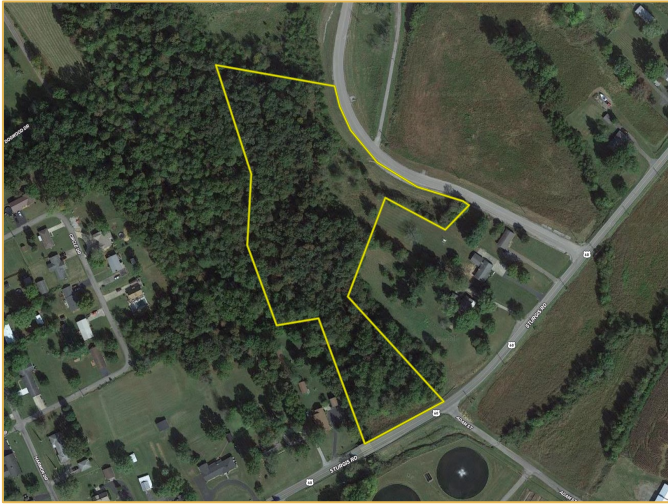
ENTIRE FARM DESCRIPTION:

5 tracts available for recreation, building lots, development or multiple other uses. Road frontage on Hwy 60 and Pippi Hardin Blvd makes these attractive parcels. Tract has a 1000 sq ft home that would make a great home, cabin or VRBO. Located just Northeast of Marion KY. All tracts are recently surveyed.



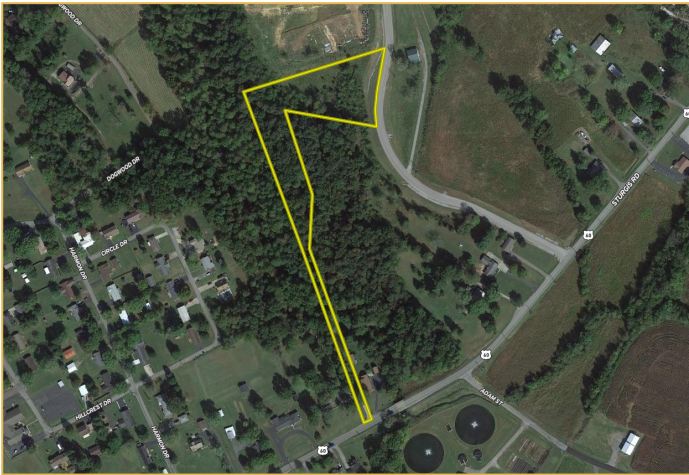
RANCH & FARM AUCTIONS LLC

TRACT INFO



Tract 1 Description: 7.6731+/- acres

Ideal build site with hunting potential in Crittenden co. Ky! This all timber tract is located along a timbered ridge with softwoods & mast producing hardwoods throughout. It has road frontage along Hwy 60 as well as Pippi Hardin Blvd. on the eastern side.



Tract 2 Description: 3.7529+/- acres

Timbered lot in Crittenden co. Ky! This small woodlot is part of a long timbered ridge with softwoods & mast producing hardwoods throughout and has 250 ft. of road frontage along Pippi Hardin Blvd on the eastern side and road frontage along Hwy 60 on the south side.



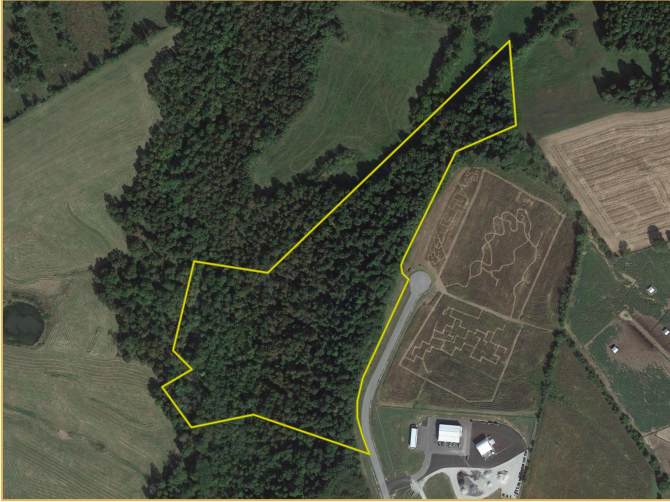
Tract 3 Description: 12.0373+/- acres

All timber hunting tract in Crittenden co. Ky! This tract is a timbered ridge side with softwoods & mast producing hardwoods throughout. It has areas of dense security cover and plenty of deer sign. There is 700 ft. of road frontage along the eastern side on Pippi Hardin Blvd. that provides easy access to the property.



RANCH & FARM AUCTIONS LLC

TRACT INFO



Tract 4 Description: 23.8189+/- acres

All timber hunting tract in Crittenden co. Ky! This tract consists of a long timbered ridge with softwoods & mast producing hardwoods throughout. It has areas of dense security & bedding cover and plenty of deer sign with several pinch points and ideal stand locations. It has 700 ft. of road frontage along the eastern side on Pippi Hardin Blvd. and established access trails.



Tract 5 Description: 2.7583+/- acres with home.

Home and acreage in Crittenden co. KY! 1000 S.F., 1 BR, 1.5BA home with open kitchen & living area, bed & bathroom, attached garage, covered front porch, large yard, gravel drive & parking area and 1000 ft. of road frontage along Pippi Hardin Blvd!



Terms of Sale

Thank you for participating in this Auction with Ranch & Farm Auctions and Whitetail Properties Real Estate. It is important that you familiarize yourself with the terms and conditions as all sales are final and irrevocable. The terms of sale are non-negotiable. Good luck bidding!

Registration at the auction (online and/or in person) finalizes each bidder's agreement to the terms and conditions of sale as stated in the Contract and its Addenda which are incorporated by reference into your bidding. Do not bid until you have read the terms and conditions. By bidding you are representing to the Auctioneer, Auction Company, Broker and the seller that you have read and agree to be bound by the terms and conditions for this sale as stated herein. DO NOT BID unless you have registered, received a Bidder's Card and Auction Day Notes, and have read and agreed to be bound by the terms of sale in the Contract as they are enforceable against you upon becoming a high bidder.

All properties are sold "AS IS, WHERE IS" with no financing, inspection or other contingencies to sale. Broker and Auction Co represent the Sellers only and does not inspect properties on bidder's behalf. Read the Contract and Auction Day Notes to determine the existence of any disclosures, exclusions, representations and disclaimers. Do not bid if you have not inspected the property(s). By bidding you agree to all disclosures.

Buyers receive a deed and Title Insurance Policy (or updated Abstract) as provided by the Closer indicated in the Contract (any mobile/manufactured housing not legally affixed to the property shall only be conveyed by a Hold Harmless Agreement or Quit Claim Bill of Sale unless otherwise noted in the Disclosures).

Each high bidder must make a 10% non-refundable deposit immediately following auction. Wire transfer, cash, cashier's checks, personal checks and business checks (electronically processed) are accepted. The balance of the purchase price and all closing costs are due within 30 days.

Bidding starts at the nominal Opening Bid(s) indicated and is open to the public. The Auctioneer reserves the right to group, add to, delete, withdraw, consolidate or break down lots and/or quantities offered, to sell out of scheduled sequence, to reject any bid which is only a fraction advance over the preceding bid, to regulate bidding, to accept or reject any or all bids, and to cancel or re-schedule an auction. The Auctioneer will call the sale and control any increments of bidding. To make a bid, raise your hand or Bid Card to be recognized. The bidding usually takes less than 3 minutes for each property. Absentee bids may be accepted at the discretion of the Auctioneer. The Auctioneer reserves the right to enter bids on behalf of absentee bidders. Any mistakes during bidding as to who has the high bid and/or at what price may be called to the Auctioneer's attention and corrected. The Auctioneer is the sole arbiter and controller of the conduct of the auction and shall be the final and absolute authority without liability to any party.

Your inspection of the property(ies) and attendance at this auction are at your own risk. Broker and Seller, their agents and employees, expressly disclaim any "invitee" relationship and shall not be liable to any person for damage to their person or property while in, on or about these properties, nor shall they be liable for any defects, dangers or conditions on the property(ies). All persons enter the property(ies) and attend the auction at their own risk and shall defend, indemnify, and save harmless Broker and Seller, their agents and employees, from any and all liability attendant thereto.

All auctions are subject to bank, court or seller approval unless otherwise noted as "Absolute". Buyers are not allowed possession until Closing and filing of the deed. If for any reason the court or Seller approval is not granted, the Down Payment shall be returned in its entirety to the high bidder. "Showing" requests from Buyers after the auction may not be able to be accommodated.

If more than one property is being auctioned, the Auctioneer may choose to offer a group of the properties for auction at the same time. This is called "BUYER'S CHOICE" and is to accommodate buyers who have an interest in more than one property and/or have 2nd and 3rd choices if they are out bid for a favorite property. Upon winning the bid, please choose which property, or properties, you want. You pay the high bid price for each property selected. Each sale is final and stands alone. Remaining properties are then offered in another round of bidding. Anyone may bid at any time, including prior High Bidders.

Winning online bidders will immediately be sent a purchase agreement by DocuSign and Wire transfer instructions.

Auction Co, Broker and the Seller expressly disclaim any liability for errors, omissions or changes regarding any information provided for these sales. Please read the Contract and Auction Day Notes for a full and complete understanding of Auction co, Broker and Seller's disclaimers. Bidders are strongly urged to rely solely upon their own inspections and opinions in preparing to purchase property and are expressly advised to not rely on any representations made by the Seller or their agents and employees. Property information may change without notice and potential purchasers should investigate all data fully before relying upon it.

Sale Order: By the acre Buyers Choice

Sale Method: Selling Subject to seller confirmation

Closing: On or before 30 days from seller acceptance and survey completion

Minerals: Sellers owned rights will transfer

Possession: At closing

Taxes: Prorated to the date of closing as is customary

Tenancy: open tenancy for 2024

Cash Rents: Seller will retain 2023 rents if any

Buyers Premium: 10%

Survey: Survey is finished

Down Payment: 10% due immediately

Seller: Garmon

Disclosures

- All properties are sold "AS IS, WHERE IS" with no financing, inspection or other contingencies to sale.
- Buyers shall pay for all Title search, commitment and insurance premiums. Seller pay deed prep and transfer taxes. Other standard closing costs split 50/50 with seller.