

Central Kentucky - HART COUNTY, HORSE CAVE, KY

36 Miles North of Bowling Green, 81 Miles South of Louisville - Just off I-65

Large Kentucky LAND AUCTION

THURSDAY, SEPTEMBER 14 • 6:00 PM

held at the Cave City Convention Center, Cave City, KY

633±

CONTIGUOUS ACRES
12 Tracts

ONLINE BIDDING
AVAILABLE

- 578.9 Total USDA Cropland Acres
- Near I-65 & Between Hwy. 31W & Hwy 31E
- Municipal Water & Wells
- 2 Story Impressive Cut Stone Home (Circa 1800's) & Former Dairy Facility
- Great Combination of Fenced Pasture & Cropland with Farm Buildings
- Lots of Road Frontage on Good Blacktop Roads
- Adjoins East Side of Horse Cave, Kentucky
- Opportunity for Hard-to-Find Large Continuous Unit in Central Kentucky



SCHRADER 800.451.2709 | www.SchraderAuction.com
Real Estate and Auction Company, Inc.

AUCTION TERMS & PROCEDURES

PROCEDURES: The property will be offered in 12 individual tracts, any combination of tracts, or as a total 633± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations and the total property may compete.

DOWN PAYMENT: Real Estate 10% down payment on the day of the auction with the balance in cash at closing. The down payment may be made in the form of cash, cashier's check, personal check or corporate check. Your bidding is not conditional upon financing so be sure you have arranged financing if needed and are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: Successful bidder(s) will be required to enter into a purchase agreement at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection.

DEED: Sellers shall provide Special Warranty Deed. The balance of the real estate purchase price is due at closing, which will take place 45 days after sale is completed on or before October 30, 2017, or as soon thereafter as Seller's closing documents are prepared. Buyer(s) and Seller.

POSSESSION: At closing subject to removal of 2017 crops. Cropland rented for 2017 was 500 acres to expire upon crop removal. House, barns, pasture land and hay land to be transferred at closing.

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					1	2
Sun	Mon	Tue	Wed	Thu	Fri	Sat

SEPTEMBER 2017

SCHRADER
Real Estate and Auction Company, Inc.
Auctioneer

P.O. Box 508, 950 N. Liberty Drive
Columbia City, IN 46725
auctions@schraderauction.com
RP-7186

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REAL ESTATE TAXES: Seller to pay taxes prorated to closing. Taxes estimated at \$5,880.43/yr. See Agent for estimated taxes per tract.

SURVEY: A new tract survey is completed. Buyer(s) and Seller will share survey expense 50/50 per tract at closing. See Agent for cost per tract.

FSA INFORMATION: Farm #7813. Total 578.9 acres cropland.

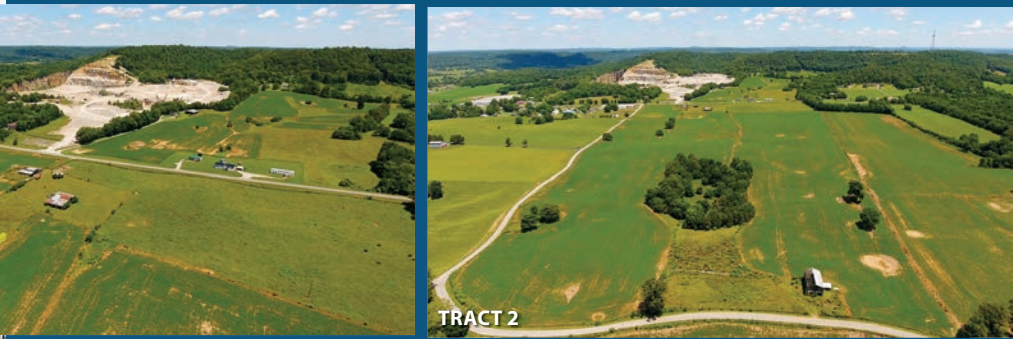
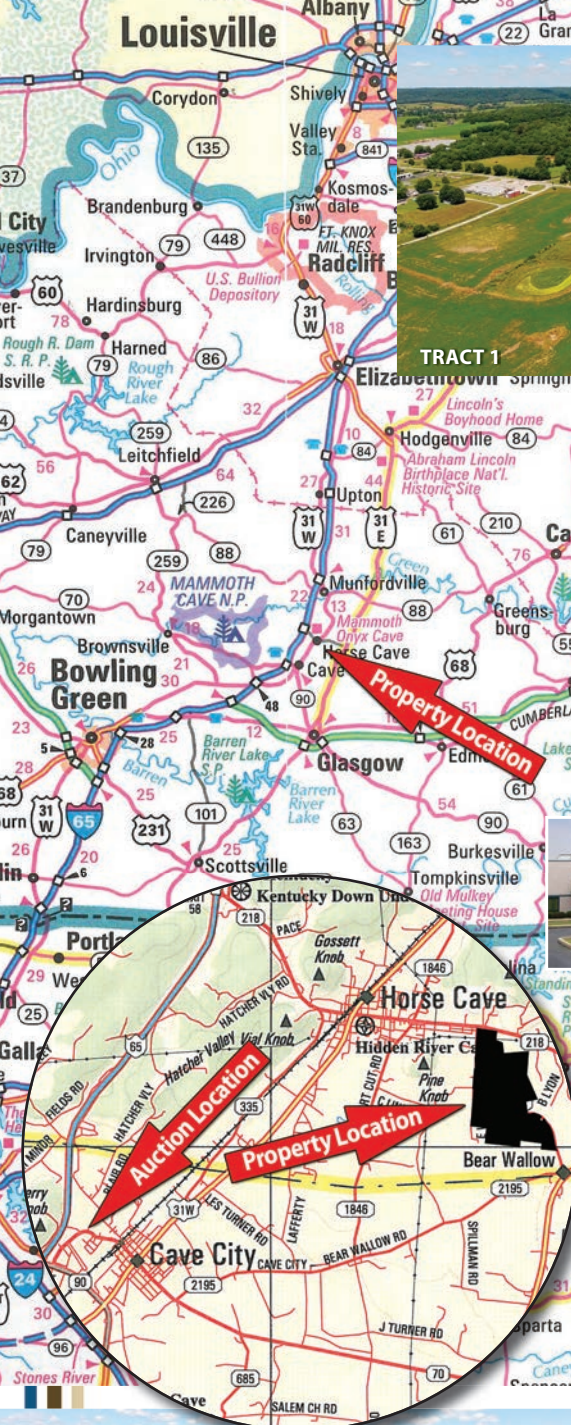
MINERAL RIGHTS: The sale shall include 100% of the mineral rights owned by the Seller.

AGENCY: Schrader Real Estate and Auction Company, Inc. and its representatives are exclusive agents of the seller, fitness, etc. All decisions of the Auctioneer is final. Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, and discretion of the Auctioneer. The Sellers and Selling on it. No liability for its accuracy, errors or omissions is assumed by the Sellers or the Auction Company. Conduct of this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Sellers or the Auction Company. Conduct of this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Sellers or the Auction Company.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the Terms and Conditions outlined in the Purchase Agreement. The property is being sold on "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the seller or the auction company. Each potential bidder inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Sellers or the Auction Company.

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AUCTION SITE:
Cave City Convention Center,
502 Mammoth Cave Street,
Cave City, KY 42127. From
 Louisville at I-65 Exit #53 or
 Hwy. 90 east to Glasgow ¼ mi. then left on Mammoth
 Cave St., then ½ mi. to convention center on the left.

PROPERTY LOCATION:
1025 Bear Wallow Road, Horse Cave, KY 42749.
From Horse Cave: I-65 Exit 58, then at the junction of Hwy.
 31W & Hwy. 218 (Main St.) in Horse Cave, go east on Hwy.
 218, 1.6 mi. to Hwy. 1141 or Bear Wallow Rd., also becomes
 EW Hatcher Rd. turn south to the farm (watch for signs).
From Glasgow: Take Hwy. 31E north approx. 11 mi. to
 the junction of Hwy. 31E & Hwy. 218 (Charlie Moran Hwy.)
 go west thru Horse Cave on Hwy. 218, then 2.2 mi. to
 Hwy. 1141 or Bear Wallow Rd., also becomes EW Hatcher
 Rd. turn south to the farm (watch for signs).

**Auctioneer/Broker RD Schrader, President, Schrader
 Real Estate and Auction Co. Inc. #RP-7186**
For Information call: Sales Manager: Brad Horral:
 812-890-8255 or 877-747-0212

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TRACT DESCRIPTIONS:
All acreages are approximate.

- TRACT 1: 16.7± acres** all fenced pasture with older livestock barns. Est. 5 acres cropped now. Corner tract with frontage on Hwy. 218 and Bear Wallow Rd. (Hwy. 1141). Adjoins stockyard. Municipal water.
- TRACT 2: 59.9± acres** with est. 54 acres cropland/fenced pasture. Water, shade and considerable frontage.
- TRACT 3: 43.7± acres** with est. 38 acres cropland/fenced pasture. Great buy with Tracts 2 or 4.
- TRACT 4: 57.4± acres** with 46 acres cropland/fenced pasture. Feeding area and automatic waterer. Good cattle shade area.
- TRACT 5: 66.1± acres** with est. 60 acres cropland/fenced pasture. Lots of frontage and municipal water line. This tract has many uses and nice size.

ONLINE BIDDING - You may bid online during the auction at www.schraderauction.com. You must register one week in advance of the auction to bid online. For information on registering for online bidding, call Schrader Auction Company at **800-451-2709**.



INSPECTION DATES:
 Friday, August 18, 10 AM - 12 Noon
 Thursday, August 31, 10 AM - 12 Noon
 Thursday, September 7, 1 - 3 PM
 & Auction day 12 Noon - 2 PM
Meet Agents on Tract 6.

- TRACT 6: 90.4± acres** with est. 80 cropland/fenced pasture. Great 2 story, cut stone home (Circa 1800's), 5 bedrooms, 5 baths, 2 concrete silos, former dairy barn and storage barns and 2 ponds. Complete unit right here. Well and municipal water.
- TRACT 7: 27.7± acres** with est. 23 acres cropland/fenced pasture. Water, cattle shade and nice frontage on blacktop EW Hatcher Rd.
- TRACT 8: 24.7± acres** est. 20 acres cropland/fenced pasture. Great buy with Tracts 4, 7 or 9.
- TRACT 9: 29.3± acres** nearly all on fenced pasture. Water, shade and good frontage.

- TRACT 10: 124.2± acres** with est. 84 acres cropland/fenced pasture. Est. 40 acres fenced pasture with light woods. Pond. Cross fenced.
- TRACT 11: 56± acres** with est. 52 acres cropland and 6 acres woods. Ponds and small barn.
- TRACT 12: 36.2± acres** with est. 30 acres cropland/fenced pasture. Pond and woods. Shade and nice frontage on Bear Wallow Rd. This is a great tract for everybody. Just off Hwy. 31E.

OWNER: CHAS INC.

CONTACT AUCTION COMPANY FOR DETAILED INFORMATION BOOKLET

