



HARRIS REAL ESTATE & AUCTION
3855 State Route 45 N
Mayfield, KY 42066

Absolute Land Auction

Saturday
February 23rd, 2008
@ 10AM



Dale Harris
Broker/Auctioneer

HARRIS
REAL ESTATE & AUCTION
(270) 247-3253 • 800-380-4318

Visit our Website: www.harrisauctions.com

Your Professional Auctioneer



Michael Harris
Broker/Auctioneer

103.19 ACRES

FIRST CLASS
U.S. POSTAGE
PAID
MAYFIELD, KY 42066
PERMIT NO 25

AUCTION WILL BE HELD AT THE HARRIS
REAL ESTATE & AUCTION FACILITY AT
3855 STATE ROUTE 45 NORTH IN MAYFIELD, KY

Absolute Land Auction

North Graves County

10 MILES TO MAYFIELD, KY
15 MILES TO LONE OAK, KY



103.19 ACRES

SELLING IN 6 TRACTS
AND COMBINATIONS

ATTENTION: FARMERS – WILDLIFE
HUNTERS - INVESTORS!!

NORTH GRAVES BUILDING SITES - PRODUCTIVE BOTTOM
FARMLAND AND RECREATIONAL FARM AREAS.
TIMBERLAND – OPEN MEADOWS – FARMLAND – HUNTING

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ABSOLUTE LAND AUCTION

Saturday, February 23rd at 10AM

103.19 ACRES

North Graves County

PROPERTY LOCATION:

House Road, Just Off Hopewell Road, Viola – Boaz Communities (North Graves County), KY. **From Mayfield, KY.** Take Hwy. 45 North 6.2 Miles To Hwy. 408 (At Fristoe's), Proceed East 3.1 Miles To Hopewell Rd., Then Turn Left Go 1/2 Mile To House Road. **From Lone Oak, KY.** Take Hwy. 45 South 9.3 Miles To Hwy. 1241., Then 1/2 Mile To Hwy. 849., Proceed East 3.7 Miles To Hopewell Rd. (Boaz Community), Then Proceed 1.6 Miles To House Road. Signs Posted!!

REAL ESTATE TRACTS: A Gently Rolling & Bottom Ground Farm Consisting Of 103.19 Acres In The Desired Area Of North Graves County.

TRACT 1* 4.023 Acres

TRACT 2* 6.572 Acres

TRACT 3* 13.760 Acres

TRACT 4* 41.989 Acres Productive Bottom Farmland

TRACT 5* 14.417 Acres

TRACT 6* 22.437 Acres

WONDERFUL WILD GAME FARM WITH DEER, TURKEY, RABBIT, AND QUAIL. A HUNTERS PARADISE WITH FARM INCOME!!

www.harrisauctions.com

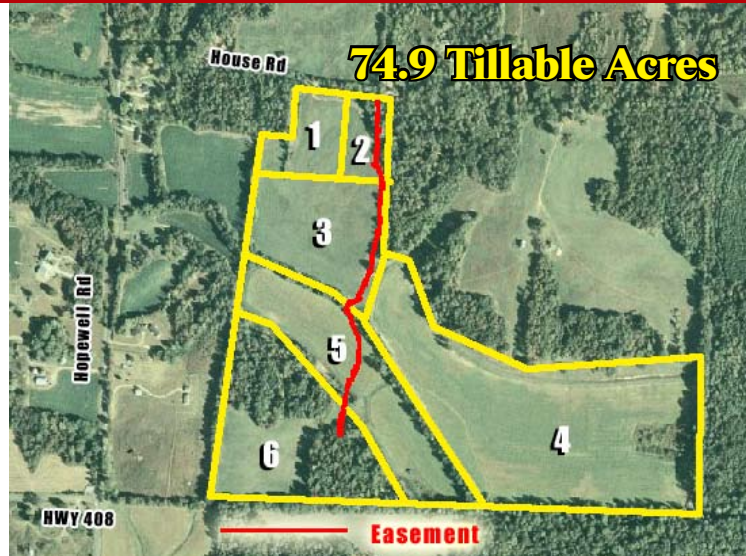
**REAL ESTATE WILL SELL AT
10:00 AM
REGARDLESS OF PRICE**

Buy any tract, combination, or the entire property!

Information supplied is without any warranties or representations, either expressed or implied whatsoever, from Harris Auction, sellers or their respective representatives, agents or employees. Prospective bidders are advised to avail themselves of the land and to make an inspection of the premises on their own behalf, consulting whatever advisors they may feel appropriate. Lines on aerial plats show only the relative locations of the tracts subject to sale and may not be relied on as an exact location or boundary. Although all information in all advertisements is obtained from sources deemed reliable. All announcements day of sale take precedence over all advertisements. * Some stock photos used.

REAL ESTATE TERMS: 15% Down Day of Sale Balance in 30 Days.

AUCTION WILL BE HELD AT THE HARRIS REAL ESTATE & AUCTION FACILITY AT 3855 STATE ROUTE 45 NORTH IN MAYFIELD, KY



Graves County FSA Farm #11790 - 27.9 Acres In Conservation Reserve Program Contract 2173A With Annual Payment Of \$2,093.00, 8.0 Acres In Filter Strip Program Contract 2206 With Annual Payment Of \$1,010.00. Both Contracts Expire In 2009.



39 Acres in Farm Cultivation



Rippling Creek on Farm!

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