

HARRIS

3855 St. Rt. 45 N
Mayfield, KY 42066

6347 +/- Sq. Ft.
Building/Warehouse
And Vacant Lots Selling
In 3 Tracts
MURRAY, KENTUCKY



HARRIS

REAL ESTATE & AUCTION
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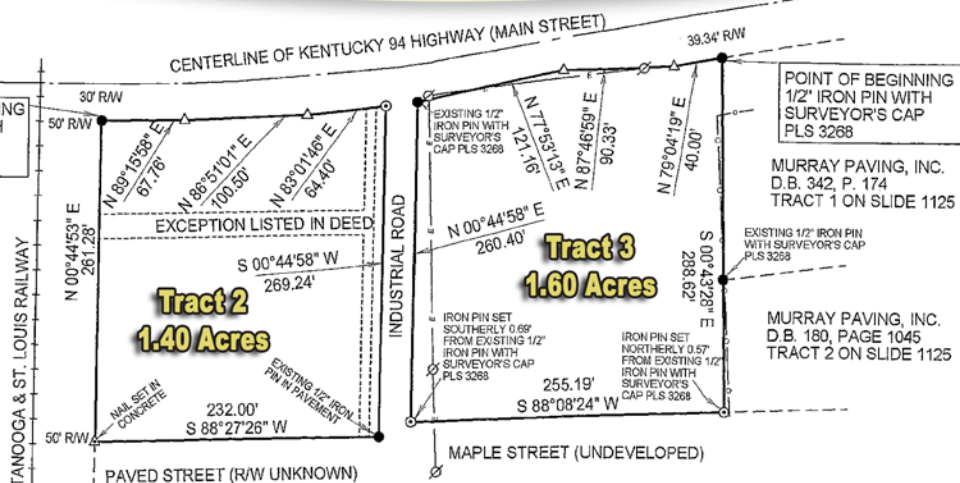
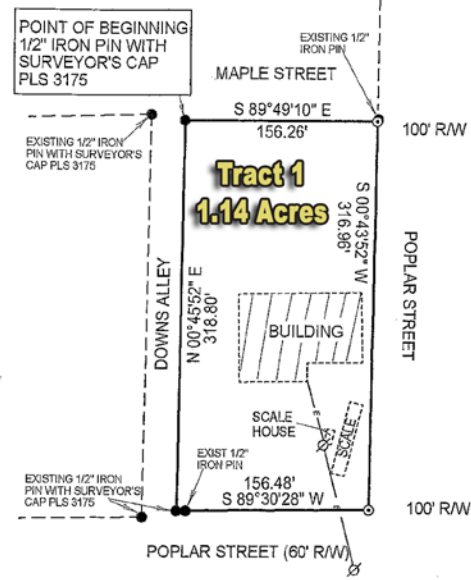
FIRST CLASS
U.S. POSTAGE
PAID
MAYFIELD, KY 42066
PERMIT NO. 25

Tract 1 204 Railroad Ave. Murray, KY 6347 +/- Sq. Ft. Metal and Block Building With Loading Dock - 3 Overhead Doors. Scale House With Winslow Scales All Situated On A 1.14 Acre Tract.

Tract 2 Main Street And Industrial Road - Features 232.66' Feet Of Main Street Frontage, And 269' Feet On Industrial Road, Being A Corner Lot Containing 1.40 Acres.

Tract 3 Main Street And Industrial Rd Features 251.49' Feet Of Main Street Frontage, And 269' Feet On Industrial Road, Being A Corner Lot Containing 1.60 Acres.

"NEW SURVEY"



TERMS AND CONDITIONS OF AUCTION SALE

1. Purchase Agreement: Winning bidders will be required to enter into seller's form of purchase agreement, which is not contingent upon financing or any other matters and will require a 15% deposit (non-refundable) down upon conclusion of auction. In the event of any conflict between the purchase agreement and these terms and conditions, the terms of the purchase agreement shall control.
2. Bidders: Seller or any agent of seller reserves the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc.
3. Closing: Closing shall take place within thirty (30) days after auction.
4. Costs: The purchaser of the Property shall pay all closing costs, including, without limitation, escrow fees, transfer taxes or documentary stamp fees due on the transfer, inspection costs, the purchaser's lender's costs and expenses, the title insurance search, exam and premium costs and recording fees.
5. Commitment: Seller shall provide a title commitment at purchaser's cost and expense.
6. As-Is: Seller is selling the property on an "As Is, Where Is, With All Faults" basis. Seller is not and will not make any representations or warranties of any kind with respect to the Property.
7. Quitclaim Deed: Seller will convey the Property via quitclaim deed at closing subject to any and all matters of record and matters which would appear on a current and accurate title commitment and current and accurate survey.
8. Restriction: The agreement will contain a restriction prohibiting the Property from being used for the purpose of selling commercial agricultural chemicals in bulk, or for fertilizer or seed sales, either wholesale or retail, for a period of fifteen (15) years from the date of the deed.
9. Confidentiality: Any information about the property, including without limitation, environmental information, which is provided by Seller to auctioneer shall be provided by auctioneer to all potential bidders after each such bidder signs and delivers to auctioneer a confidentiality agreement.
10. Taxes: Real estate taxes shall be prorated at closing.
11. Release and Indemnity: Any buyer of any personal property will be required to execute a release and indemnity agreement provided by Seller with respect to purchased personal property.

ABSOLUTE REAL ESTATE AUCTION

Selling For Crop Production Services, Inc.

Thursday June 12, 2008
@ 10:00 AM

Galloway County



INDUSTRIAL ZONED COMMERCIAL PROPERTY



6,347 +/- Sq. Ft. Building/Warehouse
and 4.14 Acres Selling in 3 Tracts

204 Railroad Avenue, Main Street, Poplar Street, Murray, Kentucky
Great Location East Of The Court Square.

AUCTION HELD ON TRACT 1
AT 204 RAILROAD AVE., MURRAY KY
Real Estate Will Sell At 10AM
Regardless Of Price! Bid On The Tract
Combination That Best Suits Your Needs!

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