

REAL ESTATE AUCTION

Selling For Crop Production Services, Inc.

Friday June 13, 2008 @ 1PM
3902 Schochoh Road (Hwy. 663) • Adairville, KY In Logan County

**10,000 +/- Sq. Ft. Building/Warehouse
w/Office & 10.03 Acres Selling In One Tract**



Dale Harris
Broker/Auctioneer

HARRIS

REAL ESTATE & AUCTION
3855 St. Rt. 45 N • Mayfield, KY 42066
(270) 247-3253 • 800-380-4318



Michael Harris
Broker/Auctioneer

Visit our Website: www.harrisauctions.com

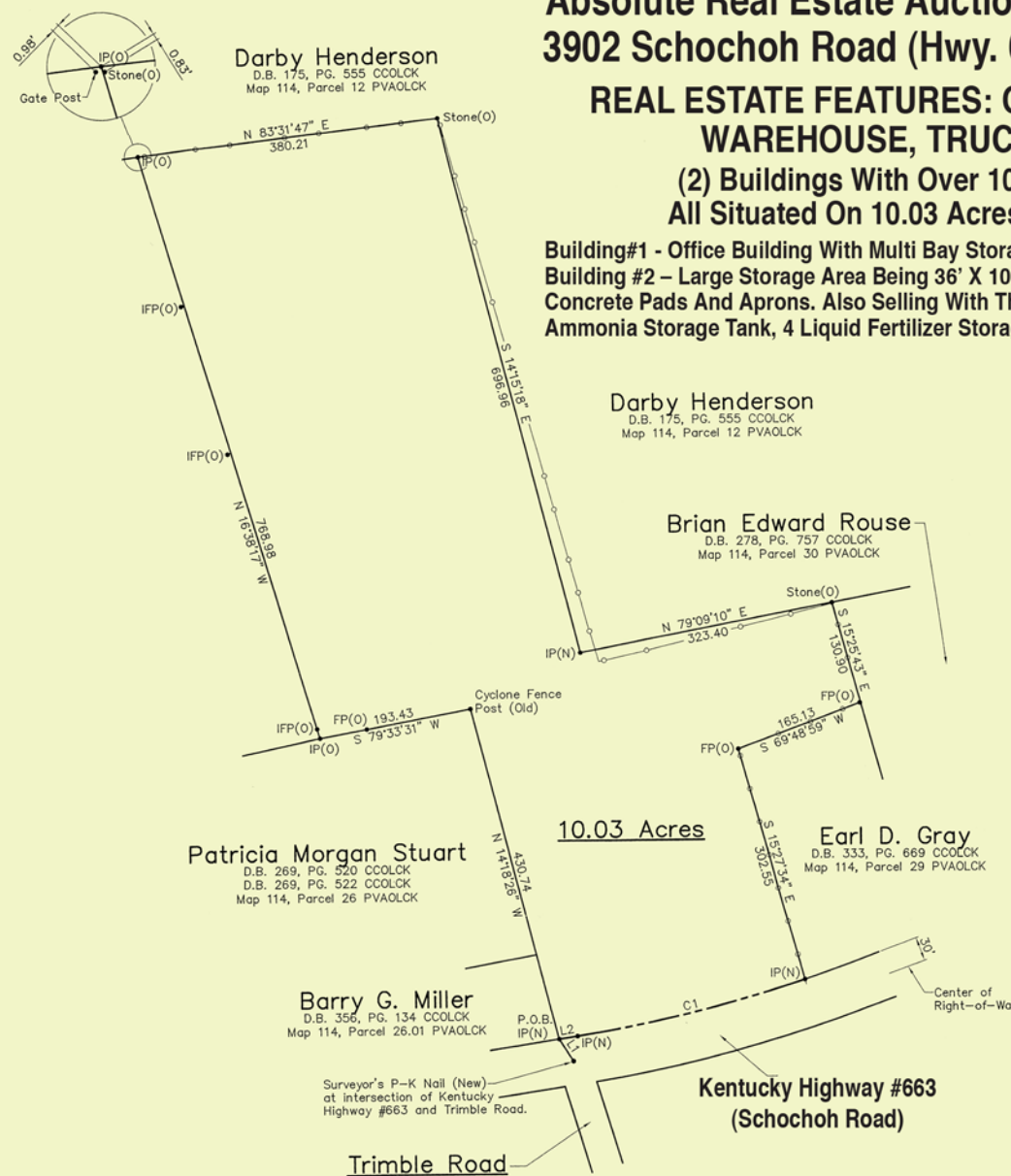
Your Professional Auctioneers

Absolute Real Estate Auction in Logan Co., KY
3902 Schochoh Road (Hwy. 663), Adairville, KY

**REAL ESTATE FEATURES: OFFICE BUILDING,
WAREHOUSE, TRUCK SCALES**

**(2) Buildings With Over 10,000 +/- Sq. Ft.
All Situated On 10.03 Acres. NEW SURVEY.**

Building #1 - Office Building With Multi Bay Storage 60' X 104'
**Building #2 - Large Storage Area Being 36' X 106', Buildings Have Concrete Floors,
Concrete Pads And Aprons. Also Selling With The Land 12,000 Gallon Anhydrous
Ammonia Storage Tank, 4 Liquid Fertilizer Storage Tanks, Weight Scales 10'x 60'**



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.
12. Final sale to be subject to seller's final approval of the purchase in seller's sole discretion.

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Directions: From Russellville, KY, Take US 431 South 9 Miles To Hwy. 663. Proceed East 4 Miles to Schochoh Community. From Springfield, TN Take Hwy. 431 North 13 Miles to Hwy. 663. Proceed East 4 Miles To Auction Site.

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. Although all information in all ads is obtained from sources deemed reliable, all announcements day of sale takes precedence over printed material.

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