

Absolute LAND AUCTION

Saturday, September 11, 2010 • 10:00 am

FARM LOCATION: Hwy. 121 & Hwy. 1628/Magee Springs Rd. Bardwell, Kentucky 42023. **From Hwy. 121 and Hwy 62 Intersection:** Take Hwy 121 North 1.5 Miles To Farm Location. **Signs Posted!!**

**Great Carlisle County Waterfowl Hunting - Near Wickliffe, Bardwell, Cunningham & Paducah
Known As A Portion Of The St. Arbor Slough**

**50,000 LB FLOATING BLIND, LEVEE & BOAT RAMP!
THOUSANDS OF DUCKS HARVESTED FROM THIS PROPERTY!**

REAL ESTATE TERMS: 15% Down Day of Sale Balance Due Within 30 Days. Make Your Inspections Prior To Day Of Sale,

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials is subject to the Terms and Conditions outlined in the Purchase Agreement. ANNOUNCEMENTS MADE BY THE AUCTION COMPANY AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL, OR ANY OTHER ORAL STATEMENTS MADE. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or Auction Company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquires, and due diligence concerning the property. The information contained in this brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. All sketches and dimensions in this brochure are approximate. Except for any expressed warranties set forth in the sale documents, purchaser(s) assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Seller and the Auction Company make no warranty or representation, expressed or implied or arising by operation of law, including a warranty of merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall Seller or the Auction Company be liable for any consequential damages. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. The Seller and Auction Company reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the auctioneer are final.

Stock photography used.

www.harrisauctions.com

**REAL ESTATE SELLS AT 10 AM
Regardless Of Price
To The Highest Bidder**

**AUCTION HELD AT:
Cunningham Community Center
6540 State Route 62 Cunningham, KY 42035**



HARRIS
REAL ESTATE & AUCTION
(270) 247-3253 • 800-380-4318
2 Locations:
Mayfield & Hopkinsville, KY