

## Marshall County Land Auction

**54.383  
Acres**  
The Sharpe  
Community

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



Dale Harris  
Broker/Auctioneer

### HARRIS

**Real Estate & Auction**  
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(270) 247-3253 or (800) 380-4318



Michael Harris  
Broker/Auctioneer

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# Absolute Land Auction

Saturday, September 13th, @ 10:00 AM

## 54.383 ACRES

In 19 Tracts & Combinations

Easy Access to Paducah, Reidland,  
Calvert City & Benton  
4 Miles From I-24 Reidland Exit 16

**THE SHARPE COMMUNITY**  
Located on Sharpe School  
Rd. Hwy. 1042 Benton, KY

Marshall County

The Sharpe Community  
Sharpe School Rd/Hwy. 1042  
Benton, Kentucky

# Absolute

# Land Auction

Saturday, September 13th, 2008 @ 10:00 AM

Excellent Subdivision or Mini-Farm!  
Open Park Setting and Wooded Tracts!

## 54.383 Acres

In 19 Tracts & Combinations

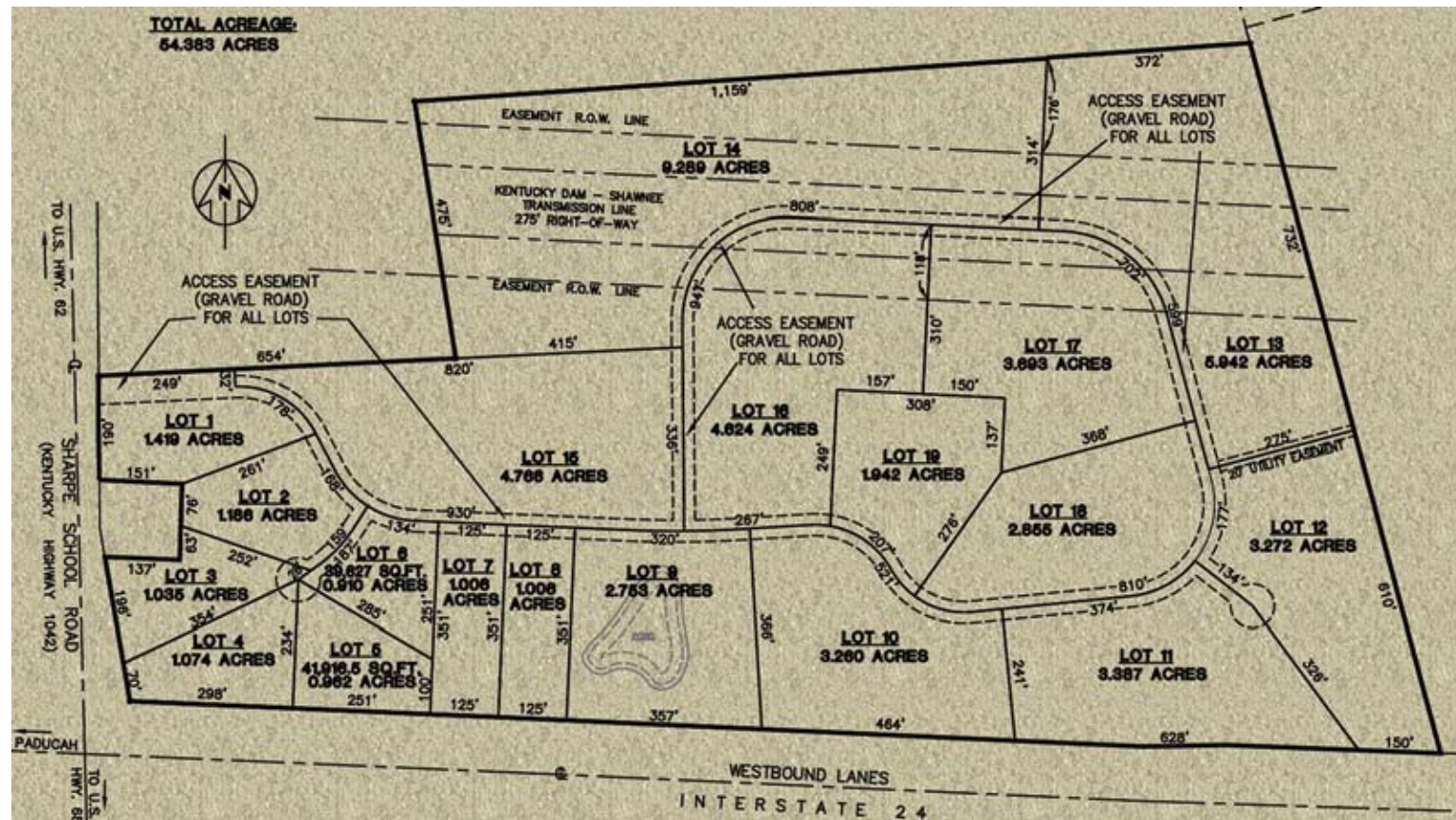
Easy Access to Paducah,  
Reidland, Calvert City & Benton  
4 Miles From I-24  
Reidland Exit 16

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**PROPERTY HAS A 46 LOT LAYOUT WITH BASE ROADS ALREADY CONSTRUCTED!**

**LOCATION:** Sharpe School Rd/Hwy. 1042 Benton, Kentucky (THE SHARPE COMMUNITY) From I-24: At Exit 16 (US 68 Paducah). Take U.S. 68 East 2.7 Miles To Sharpe School Rd./Hwy. 1042. Proceed To Auction Site. **Signs Posted!!!** From Julian Carroll Purchase Parkway: Take Purchase Parkway To Exit 47 (US 68 Draffenville). Follow U.S. 68 West 8.3 Miles To Sharpe School Rd./Hwy. 1042. Proceed To Auction Site. **From Calvert City, KY** Take Hwy. 62 West To Sharpe School Rd./Hwy. 1042 Proceed .7 Miles To Property. **Signs Posted!!!**



**Saturday, September 13th,  
 @ 10:00 AM**

**GREAT MARSHALL COUNTY LAND! PERFECT LOCATION WITH EASY ACCESS TO PADUCAH, REIDLAND, & BENTON! JUST 1.5 MILES FROM SHARPE ELEMENTARY SCHOOL!**

**COUNTY WATER ALONG SHARPE SCHOOL ROAD!!  
 SELLING REGARDLESS OF PRICE  
 TO THE HIGHEST BIDDER!!!**

**Real Estate Sells At 10:00 AM.  
 Auction Held On Site.  
 Call For Detailed Brochure or  
 Visit: [www.harrisauctions.com](http://www.harrisauctions.com)**

**REAL ESTATE TRACTS -**

- |                       |                       |
|-----------------------|-----------------------|
| Tract 1* 1.419 Acres  | Tract 2* 1.186 Acres  |
| Tract 3* 1.035 Acres  | Tract 4* 1.074 Acres  |
| Tract 5* 0.962 Acres  | Tract 6* 0.910 Acres  |
| Tract 7* 1.006 Acres  | Tract 8* 1.006 Acres  |
| Tract 9* 2.753 Acres  | Tract 10* 3.260 Acres |
| Tract 11* 3.387 Acres | Tract 12* 3.272 Acres |
| Tract 13* 5.942 Acres | Tract 14* 9.289 Acres |
| Tract 15* 4.766 Acres | Tract 16* 4.624 Acres |
| Tract 17* 3.693 Acres | Tract 18* 2.855 Acres |
| Tract 19* 1.942 Acres |                       |

If Property Sells As A Whole, Owner Will Supply Buyer With A Previous Completed Subdivision Plat Of The Property For A 46 Lot Layout.



**54.383 ACRES IN 19 TRACTS & COMBINATIONS**

**REAL ESTATE TERMS:** 15% Down Day of Sale Balance in 30 Days. A 10% Buyer's premium will be added to the final bid and included in the total contract price.

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.