

AUCTION

MAY

SATURDAY

11TH
10:00
AM

MAPLE GROVE CHURCH RD & HUNT LANE-ADOLPHUS, KY



74.15+/- TOTAL ACRES - 17 TRACTS - FRONTAGE ON TWO ROADS - PRIME FARMLAND - BUILDING LOTS



- TRACT 1:**
2.78+/- ACRES FRONTAGE ON HUNT LANE
- TRACT 2:**
2.67+/- ACRES FRONTAGE ON HUNT LANE
- TRACT 3:**
10.79+/- ACRES FRONTAGE ON HUNT LANE
- TRACT 4:**
21.14+/- ACRES FRONTAGE ON HUNT LANE
- TRACT 5:**
14.65+/- ACRES FRONTAGE ON HUNT LANE
- TRACT 6:**
0.92+/- ACRES FRONTAGE ON HUNT LANE
- TRACT 7:**
1.71+/- ACRES FRONTAGE ON HUNT LANE
- TRACT 8:**
1.44+/- ACRES FRONTAGE ON HUNT LANE
- TRACT 9:**
1.75+/- ACRES FRONTAGE ON HUNT LANE
- TRACT 10:**
2.22+/- ACRES FRONTAGE ON HUNT LANE
- TRACT 11:**
3.27+/- ACRES FRONTAGE ON HUNT LANE - 3 BEDROOM, 2 BATH HOME - 1334+/- SQFT PER PVA - BARN
- TRACT 12:**
5.45+/- ACRES FRONTAGE ON HUNT LANE
- TRACT 13:**
1.83+/- ACRES FRONTAGE ON HUNT LANE
- TRACT 14:**
1.09+/- ACRES FRONTAGE ON HUNT LANE
- TRACT 15:**
1.00+/- ACRES FRONTAGE ON HUNT LANE
- TRACT 16:**
0.72+/- ACRES FRONTAGE ON MAPLE GROVE CHURCH RD
- TRACT 17:**
0.72+/- ACRES FRONTAGE ON HUNT LANE AND MAPLE GROVE CHURCH RD

ALL BIDDERS MUST REGISTER WITH A PHOTO ID. REAL ESTATE- 15% NON REFUNDABLE DEPOSIT DUE DAY OF AUCTION. BALANCE DUE ON OR BEFORE 45 DAYS. 7% BUYERS PREMIUM ON REAL ESTATE. POSSESSION WITH DEED. 2024 TAXES PRORATED AT CLOSING. ALL HOMES BUILT BEFORE 1978 MAY CONTAIN LEAD BASE PAINT. PROSPECTIVE BUYERS ARE GIVEN 10 DAYS PRIOR TO AUCTION TO CONDUCT LEAD BASE PAINT TEST. BUYER WILL BE REQUIRED TO SIGN A WAIVER OF ALL POST SALE INSPECTIONS. ALL ITEMS SELLING AS-IS WHERE-IS WITH NO WARRANTY EXPRESSED OR IMPLIED. ALL ANNOUNCEMENTS MADE DAY OF AUCTION TAKE PRECEDENCE OVER ALL ADVERTISEMENTS. SELLERS NOR AGENT RESPONSIBLE FOR ACCIDENTS.

SELLER: ROARK

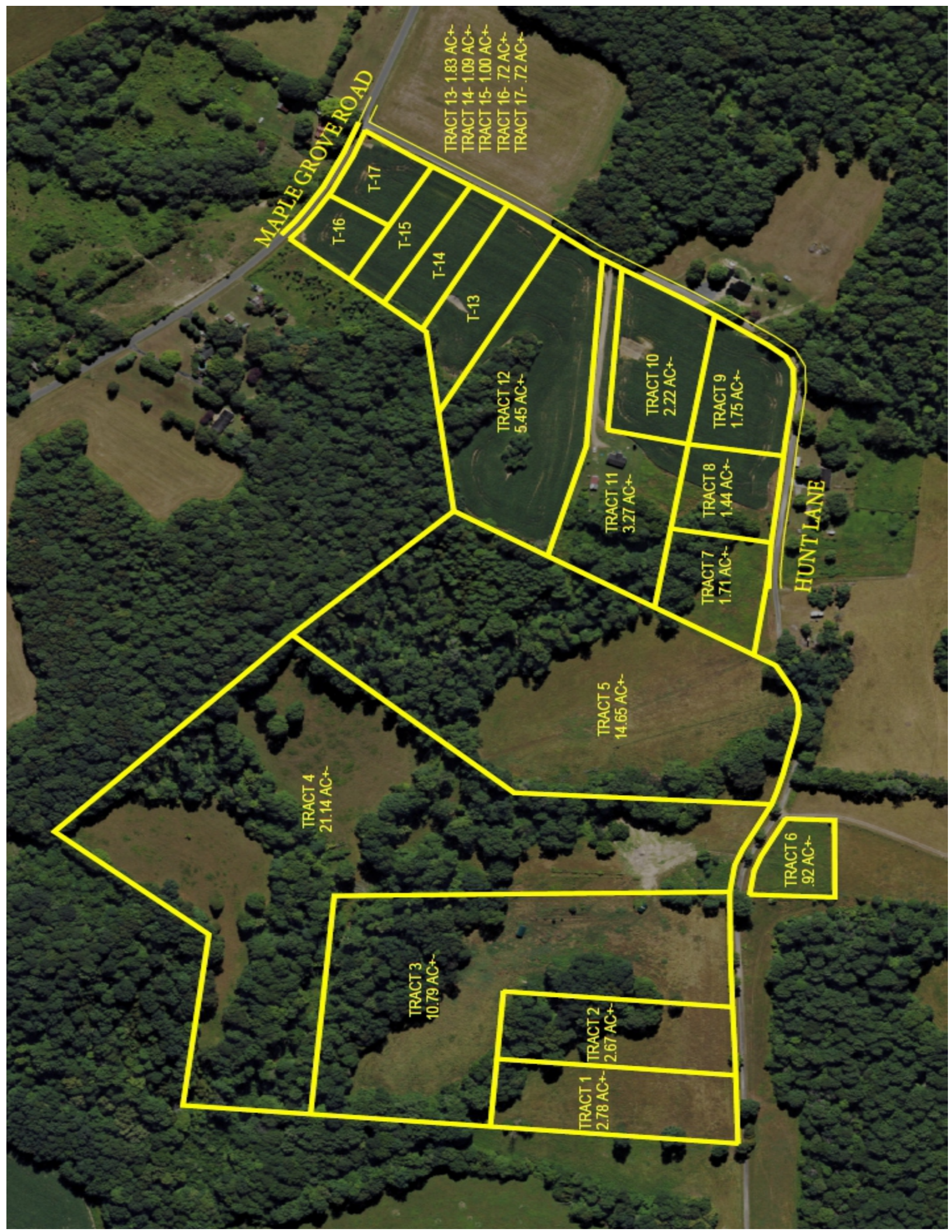



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MAPLE GROVE ROAD

TRACT 13- 1.83 AC+-
TRACT 14- 1.09 AC+-
TRACT 15- 1.00 AC+-
TRACT 16- .72 AC+-
TRACT 17- .72 AC+-

T-17

T-16

T-15

T-14

T-13

TRACT 12
5.45 AC+-

TRACT 10
2.22 AC+-

TRACT 9
1.75 AC+-

TRACT 11
3.27 AC+-

TRACT 8
1.44 AC+-

TRACT 7
1.71 AC+-

HUNT LANE

TRACT 5
14.65 AC+-

TRACT 4
21.14 AC+-

TRACT 6
.92 AC+-

TRACT 3
10.79 AC+-

TRACT 2
2.67 AC+-

TRACT 1
2.78 AC+-