

Premier Central Kentucky HOME & REAL ESTATE AUCTION

4160 Lexington Road, Harrodsburg, KY

MERCER COUNTY

Centrally Located 10 Minutes from Harrodsburg and 20 Minutes from Lexington

112.3±
acres
Offered in 1 Tract

Recreationalist's Dream

Kentucky River Access

Abundant with Deer and Turkey

Custom Built 4,000± sq. ft. Barndominium with Many High-End Upgrades

Beautiful Rolling Settings in a Great Location!



SCHRADER

Real Estate and Auction Company, Inc.

3% Buyer's Premium

Held On-Site

800.451.2709 • SchraderAuction.com

Monday, September 28 at 6:00pm

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4160 Lexington Road, Harrodsburg, KY

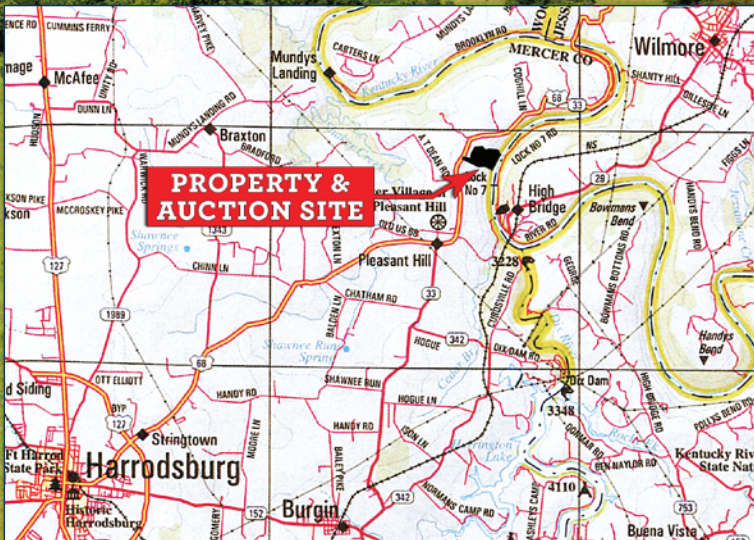
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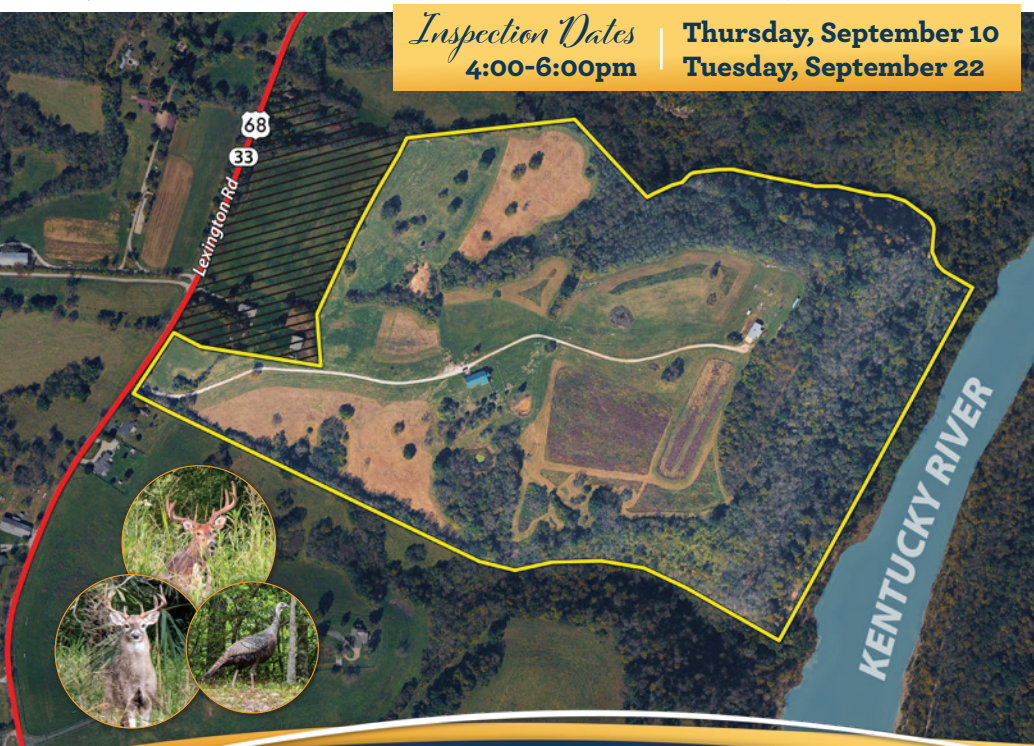
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This Premier Central Kentucky property has something for everyone! Offering 112.3± acres with a mixture of rolling pastureland, wooded areas and private Kentucky River access makes this a truly unique opportunity. The 4,000± sq. ft. custom built Barndominium is the perfect addition to this retreat. The home features 3 bedrooms and 2 bathrooms, a large open living space, and a chef's kitchen with commercial-grade oven that all lends to making this the perfect place to entertain. The home also boasts upgrades such as radiant floor heating, large floor-to-ceiling fireplace, custom woodwork, imported marble counters, screened in back porch with an additional large deck overlooking the property. Foundationally the Barndominium features high efficiency closed cell foam insulation, 13" solid concrete stem wall surrounding the home with a 6" concrete slab. Also located on the property is a 30' x 60' insulated pole building with concrete flooring, that in the past has been used for storage but could be easily converted to a livestock building if desired. Not only does this property make a great forever home but, it appeals as an investment property as well. The property has experienced short-term rental income as high as \$10,000 per month during peak times due to its location, close to attractions such as Keeneland, the Bourbon Trail, and Shakertown Village. For additional income, study the opportunity to rent the pastureland out for cattle or horses and the wooded areas for hunting or the potential for a wedding venue. If you are in the market, this is a property that you must see to truly understand. Make plans to attend the inspection dates or give the auction company a call to schedule a viewing!



Inspection Dates
4:00-6:00pm

Thursday, September 10
Tuesday, September 22



Monday, September 28 at 6:00pm

Held On-Site: 4160 Lexington Road, Harrodsburg, KY 40330

Auction Terms & Conditions:

PROCEDURE: The property will be offered in 1 individual tract. There will be open bidding on the single tract until the close of the auction. The property will be bid in the manner resulting in the highest total sale price.

BUYER'S PREMIUM: A 3% Buyer's Premium will be added to the final bid price & included in the contract purchase price.

DOWN PAYMENT: 10% down payment on the day of auction. The down payment may be made in the form of cashier's check, personal check, or corporate check. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING**, so be sure you have arranged financing, if needed, & are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: The successful bidder will be required to enter into a Purchase Agreement at the auction site immediately following the close of the auction. The final bid price is subject to the Sellers acceptance or rejection.

EVIDENCE OF TITLE: Prior to Auction seller shall provide, at seller's expense a Title Insurance

Commitment showing Merchantable Title to the real estate. If buyer desires, buyer at his/her expense can purchase a title insurance policy.

DEED: Seller shall provide a General Warranty Deed.

CLOSING: The targeted closing date will be approx. 30 days after the auction.

POSSESSION: Possession shall be delivered to buyer at closing.

REAL ESTATE TAXES: Real Estate taxes shall be prorated on a calendar year basis to the date of closing.

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries & due diligence concerning the property. Inspection dates have been scheduled & will be staffed w/ auction personnel. Further, Seller disclaims any & all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

ACREAGE: All tract acreages, dimensions & proposed boundaries are approx. & have been estimated based

on current legal descriptions and/or PVA acreages.

SURVEY: A new boundary survey will be obtained by the seller prior to closing. Cost of the survey will be shared 50:50 between the buyer and seller.

AGENCY: Schrader Real Estate & Auction Company, Inc. & its representatives are exclusive agents of the Seller.

DISCLAIMER & ABSENCE OF WARRANTIES: All info contained in this brochure & all related materials are subject to the terms & conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, & no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches & dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & due diligence concerning the property. The info contained in this brochure 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. Conduct of the auction &

increments of bidding are at the direction & discretion of the Auctioneer. The Seller & Selling Agents 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. **ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

Owner: Eric and Jennifer Cowden

Auction Manager:

Drew Lamle • 260.609.4926

800.451.2709



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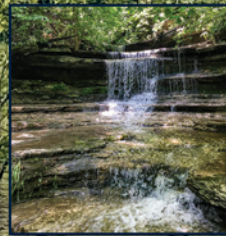
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PO Box 508 • 950 N Liberty Dr
Columbia City, IN 46725
800.451.2709 • 260.244.7606



Kentucky Real Estate: Schrader Real Estate and Auction
Company, Inc. #248525 • Rex D Schrader #222451
Drew Alan Lamle 279711
Kentucky Auctioneer: Rex D Schrader #256602

Auction Manager:

Drew Lamle • 260.609.4926

Kentucky Auctioneer: Drew Alan Lamle #279711

SEPTEMBER

Sun	MON	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

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3% Buyer's
Premium

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