AUCTION LOCATION: Cave City Convention Center,

502 Mammoth Cave St, Cave City, KY 42127

DIRECTIONS TO PROPERTY: TRACTS 1-4:

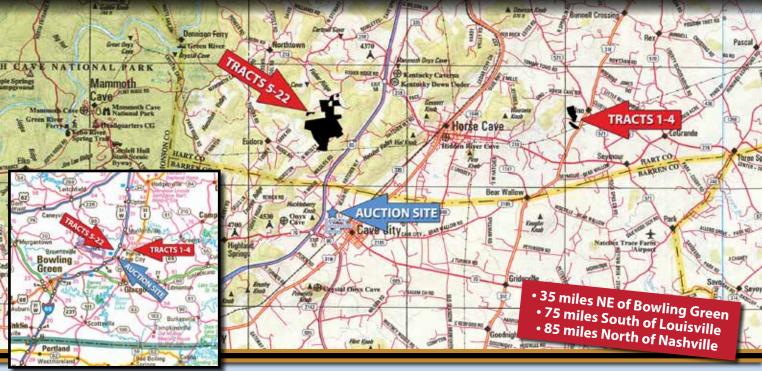
From the Jct of I-65 and KY 218 (EXIT 58, HORSE CAVE) Go East on KY 218 (MAIN ST) through Horse Cave 6.3 miles to KY Hwy 31E turn North 1.2 miles to Tracts 3 & 4 or continue .2 miles to Marshall Ln, turn north .25 miles to Tracts 1 & 2.

TRACTS 5-22:

From the Jct of I-65 and KY 218 (EXIT 58, HORSE CAVE, Flint Ridge Rd to the west) turn west .25 mile to Fisher Ridge Rd turn left and proceed approximately 2 mile to Tracts 5 - 22.

GENERAL PROPERTY DESCRIPTION: The Cavemen

Ranch is truly a unique property that we are excited to offer to the public. From cave access to recently built storage buildings and pole barns, the ranch contains enough diversity to immediately catch your interest. The combination of hardwoods, ponds, and rolling pasture is a beautiful sight, and upon a deeper inspection of the ranch you will find several improvements including excellent 7-strand and 5-strand perimeter and cross-fencing making the ranch suitable for a great cattle operation. The ranches pastures have been well managed over the years and the cleared trails through the woods allow for great access throughout. With close proximity to Louisville, Nashville, and Bowling Green the property makes for a great weekend spot to get away and enjoy one of Kentucky's finest hunting areas. A certified timber appraisal will be available 30 days prior to the auction. You don't want to miss this special opportunity



AUCTION TERMS & CONDITIONS **PROCEDURE:** The property will be offered auction.

of tracts and as a total 674± acre unit. seller shall provide, at sellers expense a property for sale. There will be open bidding on all tracts. Title Insurance. Commitment showing ACREAGE: All tract acreages, dimensions, implied, concerning the property is made tracts, tract combinations and the total purchase a title insurance policy. legal descriptions and/or aerial photos. **DEED:** Seller shall provide a Warranty Deed. **SURVEY:** The Seller shall provide a new sur-

BUYER'S PREMIUM: A 3% Buver's emium will be added to the final bid

DOWN PAYMENT: 10% down payment on the day of auction for individual tracts or or before August 9th, 2022. personal check, or corporate check, YOUR date of closing FINANCING, so be sure you have arranged Bidder is responsible for conducting, at only

Purchase Agreements at the auction site responsibility for Bidder's safety during are subject to the terms and conditions ORAL STATEMENTS MADE.

immediately following the close of the

Tract 2 which possession shall be granted on

ACCEPTANCE OF BID PRICES: The auction due diligence concerning the property. exclusive agents of the Seller. is being conducted as an ABSOLUTE Inspection dates have been scheduled DISCLAIMER AND ABSENCE

any physical inspection of the property. outlined in the Purchase Agreement No party shall be deemed an invitee of the The property is being sold on an "AS in 22 individual tracts, any combination EVIDENCE OF TITLE: Prior to Auction property by virtue of the offering of the IS, WHERE IS" basis, and no warranty

> during the auction as Merchantable Title to the real estate. If and proposed boundaries are approximate by the Seller or the Auction Company. A Auctioneer. Bids on buyer desires buyer at his/her expense can and have been estimated based on current

CLOSING: The targeted closing date will be vey where there is no existing legal descripapproximately 30 days after the auction tion or where new boundaries are created inquiries, and due diligence concerni price and included in the contract purchase **POSSESSION**: Possession shall be deliver to by the tract divisions in this auction. Any the property. The information contained buyer at closing on all auction tracts except need for a new survey shall be determined this brochure is subject to verification solely by the Seller. Seller and successful all parties relying on it. No liability for its bidder shall each pay half (50:50) of the cost accuracy, errors, or omissions is assumed b REAL ESTATE TAXES: Real Estate taxes shall of the survey. The type of survey performed the Seller or the Auction Company. Conduc may be made in the form of cashier's check, be prorated on a calendar year basis to the shall be at the Seller's option and sufficient of the auction and increments of biddin for providing title insurance. Combination are at the direction and discretion of the CONDITIONAL UPON PROPERTY INSPECTION: Each potential purchases will receive a perimeter survey

financing, if needed, and are capable of their own risk, their own independent **AGENCY:** Schrader Real Estate & Auction inspections, investigations, inquiries and Company, Inc. and its representatives are

AUCTION (without reserve) All successful and will be staffed with auction personnel. WARRANTIES: All information contained OF THE SALE TAKE PRECEDENCE OVER required to enter into Further, Seller disclaims any and all in this brochure and all related materials PRINTED MATERIAL OR ANY OTHER

eserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. Al lecisions of the Auctioneer are final OF ANY ANNOUNCEMENTS MADE THE DAY

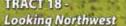


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Hart County, KY







Incredible Sportsman and Ranching Opportunity

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950 N Liberty Dr., Columbia City, IN 46725

(812) 890-8255 **BRAD HORRALL :930 MANAM NOITOUA**

REAL ESTATE: Rex (RD) Schrader (Broker), #222451 AUCTIONEER: Bradley R. Horrall, #253400

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SchraderAuction.com

Wednesday, September 1st • 5:00 pm cst

SS900A 9V60 Mature Timber: Appraisal Availabl Stocked Ponds and Numerous Interior Trails səmunmoddo bumuni ieuəmouəua.

 Turnkey Cattle Operation Recently Built Fencing and Barn Structure

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- 81 TOART

Cave Access

- Turnkey Cattle Operation
- Two Homes

TRACT 5 -Looking Southeast

35 miles NE of Bowling Green, 75 miles South of Louisville, and 85 miles North of Nashville

Stocked Ponds and Numerous Interior Trails

Mature Timber: Appraisal Available

Absolute

Phenomenal Hunting Opportunities

Recently Built Fencing and Barn Structures

Hart County, KY

Offered in 22 Tracts

Wednesday, September 1st • 5:00 pm cst Auction held at The Cave City Convention Center, 502 Mammoth Cave St., Cave City, KY 42127







Tract 3





SELLER: CAVEMEN II, LLC AUCTION MANAGER: BRAD HORRALL (812) 890-8255

Absolute Without Reserve LAND AUCTION Wednesday, September 1st - 5:00 pm CST

TRACT DESCRIPTIONS:

TRACT 1: 60± ACRES of excellent 5 strand barbed wire perimeter fenced and cross fenced pasture that includes 16' x 48' open face barn with 4 bays and metal siding, a 35' x 40' barn with wood frame construction, wooden plank siding, gravel floor and electricity. A 2nd pole building for hay and machine storage that is 60' x 80', opens ends and metal siding, as well as cattle working pens.

TRACT 2: 0.6± ACRE includes a classic 2 story farmhouse nestled between mature shade trees with vinyl siding, metal roof, central air-conditioning, plus 2 small storage buildings. Subject to a lease running through Aug. 2022, with current rental rate is \$600 per month.

TRACT 3: 17.5 ± ACRES currently in hay production that also includes mature trees. An excellent opportunity to expand your hay production operation with access of off HWY 31E!

TRACT 4: 11± ACRES with good frontage along HWY 31E and includes a 40' x 50' frame barn.

TRACT DESCRIPTIONS:

TRACT 5: 56± ACRES containing an excellent ract 16 - Cave Access machine storage barn and shop that is a 72' x 96' TRACT 18: 46.67± ACRES also providing for mature timber, hay fields, and two fishing pole construction with 32' x 60' open face machine storage, a 20' x 75' storage ponds. area, and a 32' x 36' shop with concrete floor, electricity, wood burner heat source, TRACT 19: 10.11± ACRES. Hunters look here!! This unique tract offers the highest leve an enclosed garage and center storage area. Additionally, there is an open face el of seclusion with access via a recorded easement. The combination of privacy, open 28' x 132' implement storage pole building, a 42' x 48' pole building with metal meadows, and timber create great hunting possibilities! siding and electricity, and a 65' x 80' pole barn for hay and machine storage that **TRACT 20: 1**± **ACRE** with great road frontage off of Fisher Ridge Rd and N Wesley Ln has metal siding and a gravel floor. The tract also contains 7-strand perimeter and and a level topography make this an optimal building location! cross-fencing into several pastures and a stocked 2± acre fishing pond.

TRACT 6: 8.5± ACRES with great frontage along Fisher Ridge Rd and 7-strand perimeter fencing, as well as a cattle load-out corral. This would be a great tract individually for additional fenced pasture or combined with Tract 5. TRACT 7: 12.5± ACRES for a BEAUTIFUL potential building site. The gentle topography, pond, and woods make this a rural homestead dream. The pond is stocked with bass, bluegill, and catfish. **TRACT 8: 19.5**± **ACRES** also offers great building site potential. It can be an attractive property for those wanting a smaller hunting location, with several deer and turkey being located in the area.

****Tracts 9, 10, and 13-18 are accessed via a recorded 50' right-of-way that is**

available for review on Schraderauction.com**

TRACT 9: 23.58± ACRES that is majority wooded. The properties seclusion creates a great hunting property to make your own! TRACT 10: 42.95± ACRES with a combination of rolling meadows and timber creates a beautiful scenic setting to call yours. **TRACT 11:9**± **ACRES** containing a log cabin home with a front porch and beautiful back deck. If you are looking for a rural get-away location, this tract deserves serious consideration! Will be available for move in upon closing. Rental rate has been \$600 per month.

TRACT 12: 9± ACRES of level topography and good road frontage providing for great building opportunities in a secluded setting. **TRACT 13: 57.77**± **ACRES** of wooded land with cleared trails providing great access throughout the property. If you are looking for hunting opportunities or mature timber this one is worth paying attention to!

TRACT 14: 71.45± ACRES of wooded land and the highest amount of established trails. Open meadows in the center and north portion of the property create opportunities to insert food plots in a highly populated deer area. TRACT 15: 57.31± ACRES of a mixture of open grasslands and mature time ber. Established trail access will give the new owner access to the property

from end to end. The property also contains a portion of "Molly's Holler" whose views are truly hard to beat.

Inspection Dates:

Tuesday, August 3 • 4-6pm Wednesday, August 4 • 9-11am Thursday, August 19 • 4-6pm Friday, August 20 • 9-11am Wednesday, September 1 • 11-1pm Meet a Schrader Representative at Tract 5 for additional information



Call 800.451.2709 or Visit SchraderAuction.com for more Information

TRACT 16: 112.11 ± ACRES making it the largest individual tract being offered. The combination of trails, mature timber, and majority of "Molly's Holler" make this property worth serious consideration. Cattle are currently being grazed on the grassland.

Offered in 22 Tracts

TRACT 17: 45.37± ACRES containing mature timber, hay fields, and two stocked fishing ponds. Great recreational opportunities to look into here!

TRACT 21: 1± **ACRE** of gentle topography and ample road frontage off N Wesley Ln. Another great location to build on and make yours!

TRACT 22: 1.2± ACRE that contains a 48' x 100' metal Quonset building with concrete floor and 24' sliding door.









Fract 14 - Food Plot



ONLINE BIDDING AVAILABL

You may bid online during the auction at tion.com. You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Schrader Auction Co. -800-451-2709.



