

*Absolute
Without Reserve*

Hart County

KENTUCKY LAND AUCTION

674[±] Acres

Offered in 22 Tracts

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.*

Wednesday, September 1st • 5:00 pm CST



Tract 1 - Looking North



Tract 3



Tract 2



Tract 4 - Looking West



Tract 5 - Looking Southwest



Tract 14



Tract 22



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 machine storage barn and shop that is a 72' x 96' pole construction with 32' x 60' open face machine storage, a 20' x 75' storage area, and a 32' x 36' shop with concrete floor, electricity, wood burner heat source, an enclosed garage and center storage area. Additionally, there is an open face 28' x 132' implement storage pole building, a 42' x 48' pole building with metal siding and electricity, and a 65' x 80' pole barn for hay and machine storage that has metal siding and a gravel floor. The tract also contains 7-strand perimeter and 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 timber. 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.



Tract 16 - Cave Access



Tract 11

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.

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

TRACT 18: 46.67± ACRES also providing for mature timber, hay fields, and two fishing ponds.

TRACT 19: 10.11± ACRES. Hunters look here!! This unique tract offers the highest level of seclusion with access via a recorded easement. The combination of privacy, open meadows, and timber create great hunting possibilities!

TRACT 20: 1± ACRE with great road frontage off of Fisher Ridge Rd and N Wesley Ln and a level topography make this an optimal building location!

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.



INFORMATION BOOKLET

Contact Auction Company for Detailed Information Book with Additional Due-Diligence Materials on the Property.

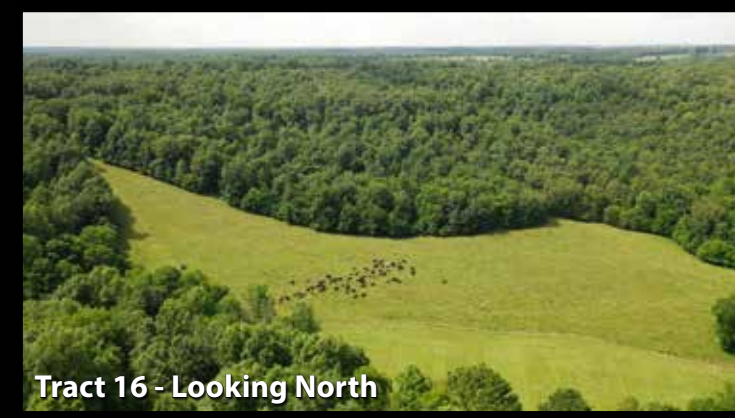
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Tracts 7 & 8 - Looking West



Tract 13



Tract 16 - Looking North



Tract 14 - Food Plot



Tract 19

*See More Photos
on Website!*



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THE ORIGINAL MULTI-TRACT AUCTIONS

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

Call 800.451.2709 or Visit SchraderAuction.com for more Information