

201[±] acres

CARROLL COUNTY KENTUCKY

OFFERED IN 4 TRACTS OR COMBINATIONS

\$47,000 CURRENT TIMBER VALUATION,
\$126,000 10-15 YEAR VALUATION

- TURN-KEY HUNTER'S PARADISE
- ESTABLISHED FOOD PLOTS
- EXISTING DEER BLINDS
- POSSIBLE BUILD SITES

Spectacular
HUNTING LAND AUCTION

Less Than One Hour From Louisville, KY and Cincinnati, OH
TUESDAY, JANUARY 14 AT 6:00 PM EST
at Carroll County Fairgrounds, Carrollton, KY • Online Bidding Available



4% BUYER'S PREMIUM

THE ORIGINAL MULTI-TRACT AUCTIONS

800.451.2709 • SchraderAuction.com

Tract 2

201[±] acres

CARROLL COUNTY KENTUCKY

OFFERED IN 4 TRACTS OR COMBINATIONS

\$47,000 CURRENT TIMBER VALUATION,
\$126,000 10-15 YEAR VALUATION

- TURN-KEY HUNTER'S PARADISE
- ESTABLISHED FOOD PLOTS
- EXISTING DEER BLINDS
- POSSIBLE BUILD SITES

Spectacular
HUNTING LAND AUCTION

Less Than One Hour From Louisville, KY and Cincinnati, OH
TUESDAY, JANUARY 14 AT 6:00 PM EST
held at Carroll County Fairgrounds, Carrollton, KY • Online Bidding Available



Tract 2



THE ORIGINAL MULTI-TRACT AUCTIONS

800.451.2709 • SchraderAuction.com

Tract 2

SCHRADER RC25-138
Real Estate and Auction Company, Inc.
950 N Liberty Dr, Columbia City, IN 46725
800.451.2709 • 260.244.7606

201[±] acres

CARROLL COUNTY KENTUCKY
OFFERED IN 4 TRACTS OR COMBINATIONS

Kentucky Real Estate: Schrader Real Estate and Auction Company, Inc. #248525 • Rex D Schrader #222451
Corbin P. Cowles #285374
Kentucky Auctioneer: Rex D Schrader #256602
Corbin P. Cowles #292322 • Luke Noble Schrader #278599

AUCTION MANAGERS

Corbin Cowles • 270.991.2534
Luke Schrader • 260.229.7089

Online Bidding Available

You may bid online during the auction at www.schraderauction.com. You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Schrader Auction Company.

Follow Us and Get Our Schrader App



800.451.2709
SchraderAuction.com

Spectacular
HUNTING LAND AUCTION

4% BUYER'S PREMIUM



TUESDAY, JANUARY 14 AT 6:00 PM EST

Tract 2

Tract 2

201±[±] acres

CARROLL COUNTY KENTUCKY

OFFERED IN 4 TRACTS OR COMBINATIONS

**TUESDAY, JANUARY 14
AT 6:00 PM EST**

4% BUYER'S PREMIUM

Spectacular

HUNTING LAND AUCTION

AN INCREDIBLE OPPORTUNITY to acquire a turn-key recreational property perfectly suited for any avid outdoorsmen! This 201± acre farm located in Carroll County, KY comes complete with all the amenities any hunter would love, including established food plots, wildlife feeders, stationary deer blinds (that come with the purchase of the property), and well-maintained trails. Additionally, electricity and county water access are installed. Evidence of mature timber is present on the property as well as detailed in the written lumber report by a forest manager.

TRACT 1 - 99± acres - Access points for electricity and water on this tract. Comes with wildlife feeders, established food plots, deer stands and includes 3 elevated blinds and one ladder stand. You will be hard pressed to find a better hunting set up than this! **Current timber valuation of \$20,000. Projected 10-15 year valuation of \$50,000.**

TRACT 2 - 79± acres - A wonderful setting for avid hunters that comes with wildlife feeders, deer stands, and includes 1 elevated blind. This tract contains a nice mix of wooded settings and open shooting lanes. If sold separate from Tract 1, Buyer will receive a \$3,000 credit at closing to create an access point where they desire. **Current timber valuation of \$15,000. Projected 10-15 year valuation of \$40,000.**

TRACT 3 - 11± acres - Ample road frontage and beautiful topography that would make a great option for a future home or cabin building site. **Current timber valuation of \$6,000. Projected 10-15 year valuation of \$18,000.**

TRACT 4 - 12± acres - Great access to Hwy 1465. Future home or cabin building site. **Current timber valuation of \$6,000. Projected 10-15 year valuation of \$18,000.**

INSPECTION DATES: Thursday, December 19, 2:00 - 5:00 pm EST • Tuesday, January 7, 2:00 - 5:00 pm EST



DIRECTIONS TO AUCTION LOCATION: Exit off I-71 and proceed northwest on Hwy 227 towards Carrollton. Turn onto Fairgrounds Drive/Floyd Drive.

DIRECTIONS TO PROPERTY: From I-71, exist onto Hwy 227 south and continue for 3.5 miles. Then head west on CR 467 for one mile and continue west onto CR 389 for 2.5 miles. Take a hard left onto Vance Rd and continue on for a mile, then angle right at the Y onto CR 1465. The property will begin immediately.



Tract 1



Tract 1



Tract 1



Tract 1



Tract 1



Tract 2



Tract 2



Tract 2

ONLINE BIDDING AVAILABLE

AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 4 individual tracts, combinations of tracts and as a total 201± acre unit. There will be open bidding on all tracts & combinations during the auction as determined by the Auctioneer. Bids on tracts, tract combinations & the total property may compete.

BUYERS PREMIUM: A 4% Buyers 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 for individual tracts or combinations of tracts. The down payment may be made in the form of cashiers 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.

TIMBER VALUATION: Timber values were provided by Zach Knox with K&K Timber.

EVIDENCE OF TITLE: Prior to Auction seller shall provide, at sellers 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 Warranty Deed.

CLOSING: The targeted closing date will be approx. 45 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 Bidders 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 aerial photos.

SURVEY: The Seller shall provide a new survey where there is no existing legal description or where new boundaries are created by the tract divisions in this auction. Any need for a new survey shall be determined solely by the Seller. Seller & successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Sellers option & sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.

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 approx.. 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 persons 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: Eagle Creek Land Holdings

AUCTION MANAGERS:

Corbin Cowles • 270.991.2534

Luke Schrader • 260.229.7089



800.451.2709

SchraderAuction.com

TIMED ONLINE ONLY

VIRTUAL

LIVE WITH ONLINE