



CORPORATE HEADQUARTERS:
950 N. Liberty Dr., Columbia City, IN 46725

AUCTION MANAGER:
CORBIN COWLES
270-991-2534

KENTUCKY REAL ESTATE:
Corbin P. Cowles, 285374 | Schrader Real Estate & Auction
Company, Inc., 248525
KENTUCKY AUCTIONEER:
Corbin P. Cowles, 282137 (OP ID: 431488)



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**65±
Acres**
Offered in 2 Tracts

WAYNE COUNTY, KY
**LAND
AUCTION**

SEPTEMBER 2024						
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					

WAYNE COUNTY, KY

LAND AUCTION



**65±
Acres**

Offered in 2 Tracts

**Wednesday,
September 18th
at 6pm EST**

- Pasture Suitable For Livestock
- Hunting Opportunities
- Potential Build Sites
- Close Proximity to Lake Cumberland

WAYNE COUNTY, KY

LAND AUCTION

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800.451.2709 | SchraderAuction.com 10% Buyer's Premium



Auction held at
Aspire Center Gymnasium
154-266 Airport Rd,
Monticello, KY 42633

10% Buyer's Premium

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LAND AUCTION WAYNE COUNTY, KY

65± Acres Offered in 2 Tracts

Wednesday, September 18th at 6pm EST

AUCTION LOCATION: Aspire Center Gymnasium, 154-266 Airport Rd, Monticello, KY 42633

DIRECTIONS TO AUCTION LOCATION:
From the North: Proceed southwest on KY-90 towards downtown Monticello. At the interchange of KY-90 and North Main Street (Hwy 1275), turn right and proceed approximately .5 miles to the Aspire Center.
From the South: Proceed northeast on KY-90 away from downtown Monticello. At the interchange of KY-90 and North Main Street (Hwy 1275), turn left and proceed approximately .5 miles to the Aspire Center.

PROPERTY LOCATION: Near 3808 Hwy 3284, Monticello, KY 42633

DIRECTIONS TO PROPERTY: At the intersection of Highways 90 and 92 in Monticello, go northwest on KY-92 for approximately 1.1 miles. Turn left onto KY-3284, proceed roughly 1.25 miles, and the property will be on your left.

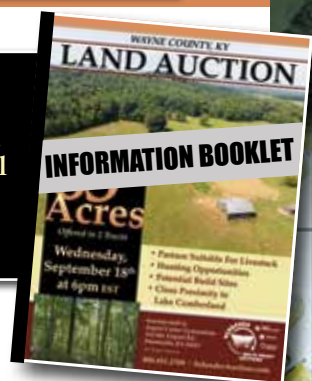
INSPECTION DATES:
Monday, August 26th • 4-6PM
Thursday, September 12th • 4-6PM

TRACT DESCRIPTIONS:

TRACT 1: 25± ACRES of pasture ground perfectly suited for livestock production purposes. This tract comes with two wood sided barns and a small pond. Great road frontage access to Hwy 3284. Beautiful setting for a small group of animals or a future home building site!

TRACT 2: 40± ACRES of predominantly wooded ground. Some evidence of mature timber found on this piece. If you are looking for a secluded property or a place to be able to hunt, this deserves some serious attention!

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



GENERAL PROPERTY DESCRIPTION:
The Rhoads farm consists of 65± acres offered in two tracts and is a fantastic small farmstead for any agricultural enthusiast! Tract 1 will consist of 25± acres of available pastureland that provides space for a small herd of livestock, while Tract 2 is 40± acres of wooded land that shows evidence of some mature timber present. Great road frontage adjoining to Hwy 3284 in Wayne County, just minutes from the heart of downtown Monticello and near Lake Cumberland!



TERMS & CONDITIONS:
PROCEDURE: The property will be offered in 2 individual tracts & as a total 65± 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 10% 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.
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 pro-rated 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.

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 Co. - 800-451-2709.

SELLER: EMO HOLDINGS, LLC
SALE MANAGER: Corbin Cowles, 270-991-2534

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