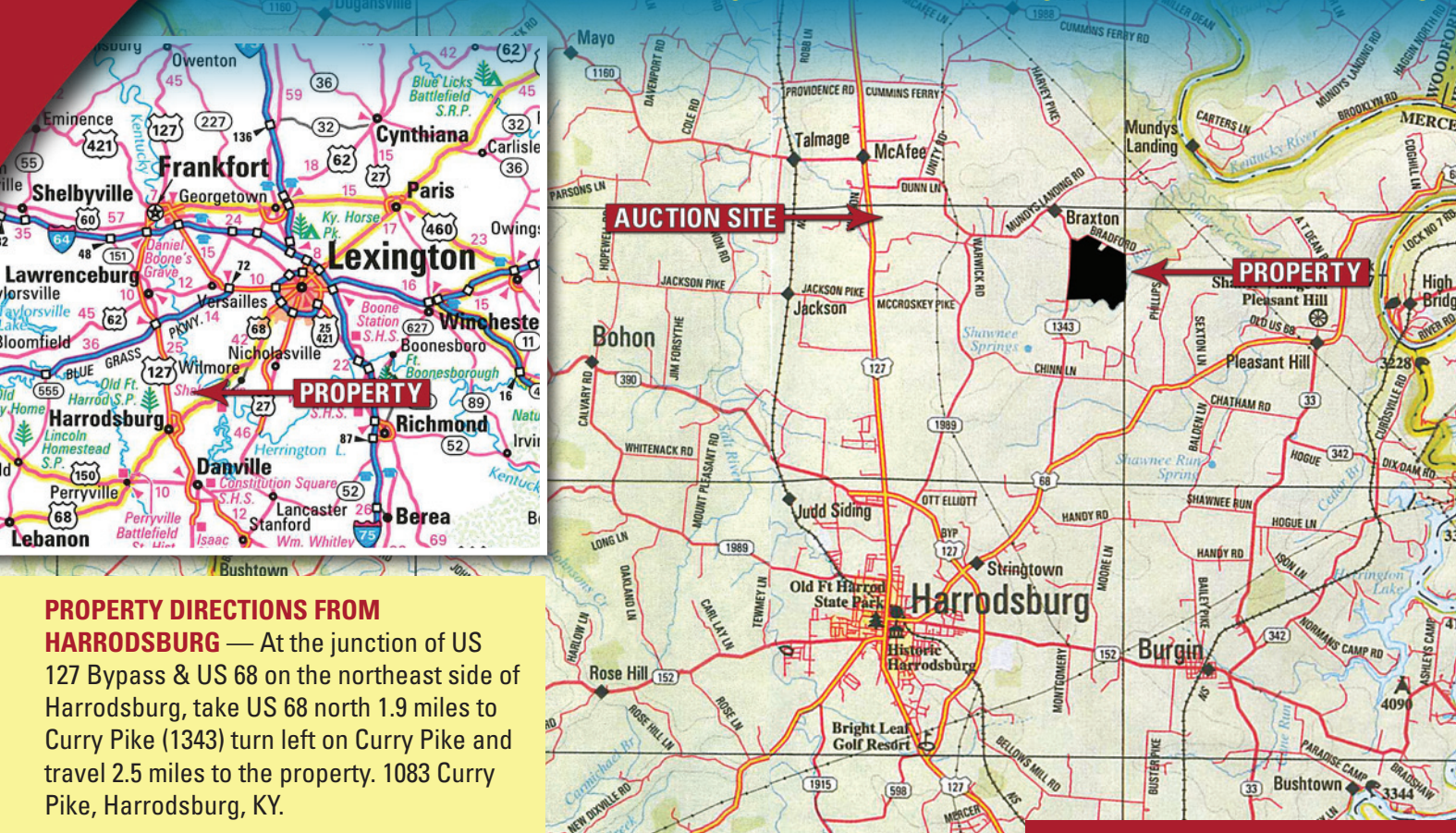


Absolute REAL ESTATE AUCTION

Mercer County, KY

4 Miles North of Historic Harrodsburg • 20 Miles Southwest of Lexington • 15 Miles South of Lawrenceburg



PROPERTY DIRECTIONS FROM HARRODSBURG — At the junction of US 127 Bypass & US 68 on the northeast side of Harrodsburg, take US 68 north 1.9 miles to Curry Pike (1343) turn left on Curry Pike and travel 2.5 miles to the property. 1083 Curry Pike, Harrodsburg, KY.

INSPECTION DATES:
 Tues, August 13 from 4-7pm
 Mon, August 26 from 4-7pm
 Thurs, September 5 from 1-3pm
 Meet an agent at the home on Tract 3.



AUCTION SITE

AUCTION SITE DIRECTIONS FROM DOWNTOWN HARRODSBURG: Take US 127 (Louisville Rd) north 5.3 miles to the auction site on the right (east) side of road.

ONLINE BIDDING: 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.



75th ANNIVERSARY AUCTION MANAGER: Brad Horrall - 812.890.8255
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in cooperation with **KPR KENTUCKY PRIME REALTY** **AUCTION MANAGERS:** Harvey Mitchell & Matt Mitchell



Thursday SEPTEMBER 5 AT 6:00PM
 Online Bidding Available
 held at The Showbarn at Daynabrook Farms, 2565 Louisville Rd, Harrodsburg, KY



- Kentucky Bluegrass Country
- Home - Farmstead Complete with 4 Barns & Shops
- Organic Farming Potential
- Good Fencing
- Established Alfalfa & Rolling Pastureland
- Potential Building Sites
- Public Water Available

OFFERED IN 9 TRACTS
384.239± acres

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Mercer County, KY

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KPR Auction Managers: Harvey Mitchell & Matt Mitchell
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 www.kentuckyprimerealty.com
 Harrodsburg KY 40330
 232 S. College St.
 in cooperation with
Schrader Auction Manager: Brad Horrall - 812.890.8255
 as the managing principal auctioneer.

The auction will be conducted by Rex D. Schrader II
 as the managing principal auctioneer.
 40053, RP-2013, RP-7186, RP-9-836
 PO Box 508 • 950 N Liberty Dr
 Columbia City, IN 46725
 800.451.2709 • 260.244.7606

Thursday SEPTEMBER 5 AT 6:00PM
 Online Bidding Available
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Absolute REAL ESTATE AUCTION

Mercer County, KY

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384.239±
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Thursday **SEPTEMBER 5**
AT 6:00PM

held at The Showbarn at Daynabrook Farms, Harrodsburg, KY Online Bidding Available



TRACT 1



TRACTS 1, 2, 3 & 4



TRACT 1



TRACTS 4 & 5



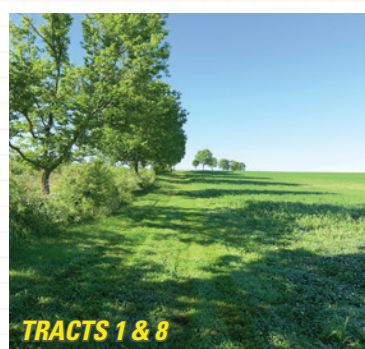
TRACTS 1, 5, 7 & 8



TRACTS 1 & 8



TRACTS 4 & 5



TRACTS 1 & 8



TRACTS 1 & 9



TRACTS 1, 5, 6 & 7



TRACTS 2 & 3



TRACTS 3 & 4



TRACT 5



TRACT 2



TRACT 3



TRACT 2



TRACT 9



TRACTS 1, 2, 3, 4 & 5



TRACT 2



TRACT 2

TRACT 1: 120.149± acres with frontage along Curry Pike and Bradford Ln. This tract has a gentle roll to sloping topography with an established alfalfa stand. Predominant soils are Bluegrass and Maury.

TRACT 2: 25.506± acres with frontage along Curry Pike. This tract has a gently rolling to sloping topography. The pasture has an automatic livestock waterer and good fencing.

IMPROVEMENTS INCLUDE:

HAY / MACHINERY BUILDING measuring 64' x 155' with 16' eves, pole construction, electrical wiring, dirt floor. There is a 16' x 120' attached lean-to with storage room, office area and concrete floor.

OPEN FACE MACHINERY / HAY BUILDING measuring 60' x 144' with 14' eves, pole construction, dirt floor, 9 open face bays and two 15' overhead doors on each end.

SHOP BUILDING measuring 44' x 80' with 12' eves, pole construction, three 12' open face bays with dirt floor, 40' x 44' enclosed shop with 2 overhead doors and concrete floor.

GREEN HOUSE measuring 35' x 200' with propane furnaces and ventilation fans.

TRACT 3: 46.163± acres with frontage along Curry Pike. This tract has a sloping/rolling topography and good fencing. Predominant soils are Bluegrass, McAfee and Fairmount.

IMPROVEMENTS INCLUDE:

RANCH STYLE BRICK HOME containing 1,904 sq. ft., 4 bedrooms, 2 bathrooms and a finished room on lower level. The home has central air, electric heat pump and public water. Adjacent to the home is a 2-car detached garage with concrete floor and 2 overhead electric doors.

LIVESTOCK FEEDING BARN measuring 88' x 196' (overall dimensions) pole construction with 5 overhead doors. Including a 56' x 196' concrete center runway and a 16' x 196' lean-to on each side. J-concrete feed bunks throughout.

TRACT 4: 30.425± acres (SWING TRACT*) consisting of a well fenced pasture with a rolling topography and Shawnee Creek frontage. Predominant soil is Fairmount.

IMPROVEMENTS INCLUDE:

WOOD FRAME LIVESTOCK BARN measuring 40' x 60' with a basement. The main floor is setup for hay and equipment storage with the basement used for a cattle used working area.

TRACT 5: 99.604± acres (SWING TRACT*) consisting of alfalfa hay, pasture land, rolling to sloping topography, good fencing and Shawnee Creek frontage. Predominant soils are Bluegrass, McAfee and Fairmount. Improvements include an older frame barn.

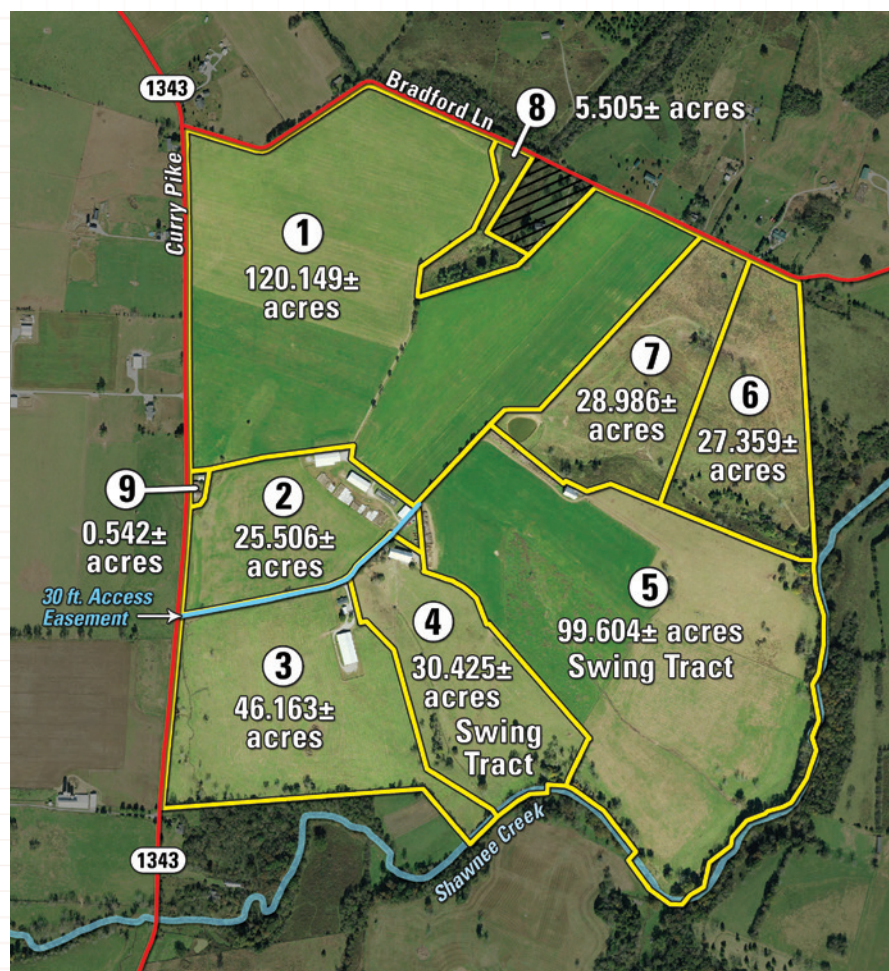
TRACT 6: 27.359± acres with frontage along Bradford Ln. A beautiful potential building site with rolling topography and public water available.

TRACT 7: 28.986± acres with frontage along Bradford Ln. A potential building site with great views, rolling topography, livestock pond and public water available. Combine with tract 6 and create your Country Estate setting.

TRACT 8: 5.505± acres with frontage along Bradford Ln. A nice potential building site with public water available.

TRACT 9: 0.542± acres with frontage along Curry Pike and is improved with a Ranch Style brick and venal home containing 1704 square feet of living area. There is a living room carpeted, kitchen, 3 bedrooms, 2 full baths, utility room, 2 car attached garage. Central air-conditioning and electric heat pump. Adjacent to the home is a 30' x 40' pole building, concrete floor, two overhead doors, and wood heat.

**Swing tracts may be purchased only by an adjoining landowner or as part of a tract combination providing road frontage.*



TERMS AND CONDITIONS:

BIDDING PROCEDURE: All tracts will be offered individually, in any combination and as a whole unit, except that swing tracts may be purchased only by an adjoining landowner or as part of a tract combination providing road frontage. Bidding on individual tracts and permitted combinations will compete until the end of the auction. Each successful bidder will enter into a purchase contract at the auction site immediately after the close of bidding.

ABSOLUTE AUCTION: All tracts are offered absolute and will be sold to the high bidder(s), without reserve and regardless of price.

DOWN PAYMENT: A ten percent (10%) down payment is required on the day of the auction with the balance due at closing. 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 TO HAVE ARRANGED FINANCING, IF NEEDED, AND THAT YOU ARE CAPABLE OF PAYING BALANCE AT CLOSING.

DEED: Seller shall provide a Limited Warranty Deed to Buyer(s) at closing.

EVIDENCE OF TITLE/CONDITION: Seller agrees to furnish bidders a preliminary title insurance commitment for Buyer's review, prior to the auction. Seller agrees to provide merchantable title to the property, subject to existing public highways and streets, easements, covenants, conditions, restrictions and reservations of record, if any; zoning and other governmental regulations and restrictions; and non-delinquent real estate taxes and assessments. Buyers will be responsible for purchasing any owner's or lender's policy required. All tracts will be sold "AS IS - WHERE IS, WITH ALL FAULTS".

REAL ESTATE TAXES: Real Estate Taxes shall be pro-rated to the date of closing.

CLOSING: The balance of the purchase price is due at closing, targeted closing date will be approximately 30 days after the auction, or as soon thereafter as applicable closing documents are prepared by the Seller. Costs for an administered closing shall be shared 50:50 between Buyer(s) and Seller. All lender costs relative to the Buyer securing a mortgage shall be paid by the Buyer(s).

POSSESSION: Possession shall be delivered at closing.

ACREAGE: All tract acreages, dimensions, and boundaries are approximate and have been estimated based on current legal descriptions.

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 and successful bidder shall each pay half (50:50) of the cost of the survey.

PROPERTY INSPECTION: Each potential bidder is responsible for conducting, at their own risk, independent inspections, investigations, inquiries, and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Each potential bidder shall be liable for any property damage caused by any such inspections or investigations.

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

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Real Estate Purchase Contract. ANNOUNCEMENTS MADE BY THE AUCTIONEERS AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. The property is sold "AS IS-WHERE IS". No warranty or representation, either express or implied, or arising by operation of law concerning the property is made by Seller or the Auctioneers and are hereby expressly disclaimed. In no event shall Seller or the Auctioneers be liable for any consequential damages. The information contained in this brochure is believed to be accurate but subject to verification by all parties relying on it. Seller and the Auctioneers assume no liability for its accuracy, errors or omissions. All sketches and dimensions in this brochure are approximate. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneers. Seller and the Auctioneers reserve the right to preclude any person from bidding if there are any questions, in the sole judgment of Seller or the Auctioneers, as to such person's creditworthiness, ability or willingness to close on the purchase of the property, credentials, fitness, etc. All decisions of Seller and the Auctioneers are final.

NEW DATA, CORRECTIONS AND CHANGES: Please arrive prior to the scheduled auction time to review any changes, corrections, or additions to the property information.

SELLER: Ellis Farm

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