

UPCOMING

HARRIS

Real Estate & Auction

AUCTIONS

HARRIS REAL ESTATE & AUCTION - VISIT [HARRISAUCTIONS.COM](https://harrisauctions.com) FOR COMPLETE LISTINGS & PHOTOS

ABSOLUTE REAL ESTATE AUCTION

Thursday, December 18th, 2025 @ 10:00 am

915 Grubbs Road, Clinton, KY 42031

CIVIL ACTION
NO. 25-CI-00031

CUSTOM-BUILT HOME
2 POULTRY BARNs

79[±]
ACRES

in 6 Tracts & Combinations

Held On-Site & On-Line!



Experience peaceful country living with room to spread out on this custom, energy-efficient green home property. The centerpiece is a custom-built ICF, Energy Star-certified home featuring two master suites with attached bathrooms, LED lighting throughout, an induction cooktop, Dacor oven with warming drawer, and a separate laundry room—all designed for comfort, durability, and long-term savings. This beautiful setting also includes productive farmland, rolling hills, a creek running through the property, two poultry barns, a litter shed, timber, a single-wide mobile home, and abundant wildlife and excellent hunting opportunities, all situated on 79± scenic acres in rural Hickman County. Buyers may purchase a single tract, combinations, or the entire property.

REAL ESTATE TRACTS

Tract 1	Custom 4 BR / 3 BA Home/Well	5.68 Acres
Tract 2	Excellent Building Site	6.31 Acres
Tract 3	Excellent Building Site	4.27 Acres
Tract 4	Open & Wooded Land	19.67 Acres
Tract 5	2 Poultry Barns, Litter Shed, Single-Wide Trailer, 2 Wells & Pond	11.13 Acres
Tract 6	Agricultural & Wooded Land	32.11 Acres

KEY FEATURES

- Custom 4 BD / 3 BA Home, ICF, Energy Star-certified in a private rural setting
- Two Poultry Barns measuring 50'x120' each (no current contracts – flexible use) - Litter Shed measuring 40'x120'
- 30± Tillable Acres | Ideal for row crops, hay, or pasture
- Tracts 2 & 3 are prime home sites – perfect for barndominiums, new homes, cabins, or investment building lots
- Serene Pond + wooded habitat areas
- Single-Wide Trailer located near barns
- Mix of open land & timber across property
- Peaceful, quiet countryside location with plenty of space & privacy

PROPERTY OVERVIEW

Tucked back from the road, the residence is surrounded by a scenic blend of hardwood and softwood timber, offering privacy and seclusion. Approximately 30± acres are tillable, providing agricultural and land-use options. A peaceful pond rests near the barns, adding beauty and function to the farmstead environment.

The two chicken barns are currently without grower contracts, providing the next owner with complete flexibility – restart poultry production, repurpose for storage/workshop space, or customize to suit your needs.

A single-wide trailer is conveniently located near the barns, suitable for farm help, rental use, or transitional housing.

TERMS & CONDITIONS

PROCEDURE: Property sells in tracts, combinations, or as a whole, in the manner producing the best result. Auctioneer controls bidding increments and all decisions are final.

BUYER'S PREMIUM: A 10% Buyer's Premium is added to the final bid to determine the total contract purchase price.

DOWN PAYMENT: Bidding is not conditional on financing—buyers must be prepared to close. Buyer pays full cash or 10% deposit with approved bond for the balance, bearing interest per judgment. Plaintiff may bid on credit up to judgment amount.

CLOSING: To occur on or before 30 days from auction/sale date. Time is of the essence.

TAXES: All property taxes prorated at closing. Judicial sales sell subject to current-year taxes not yet due and all future taxes.

SURVEY: Property sells by new survey. Buyer and Seller split cost 50/50.

PROPERTY CONDITION: Property sells "AS IS, WHERE IS," with no warranties expressed or implied. Buyer is responsible for all inspections, due diligence, and verification of all information. No guarantees regarding acreage, boundaries, improvements, or fitness for purpose.

ANNOUNCEMENTS: Day-of-sale announcements by Auctioneer or Master Commissioner take precedence over all printed or advertised materials.

COURT-ORDERED SALE CONDITIONS: Property sells free and clear of claims of the parties, but subject to Easements & restrictions of record - Taxes not yet due - Public assessments. Matters revealed by survey or inspection. Any statutory redemption rights - A Sale Bond (if used) remains a lien until paid in full. No replay allowed.

QUALIFICATION: Auctioneer/Master Commissioner may refuse bidding to anyone not deemed qualified.

DEFAULT: Failure to close or comply with terms may result in forfeiture of deposit, resale of property, deficiency judgment, and other legal remedies.

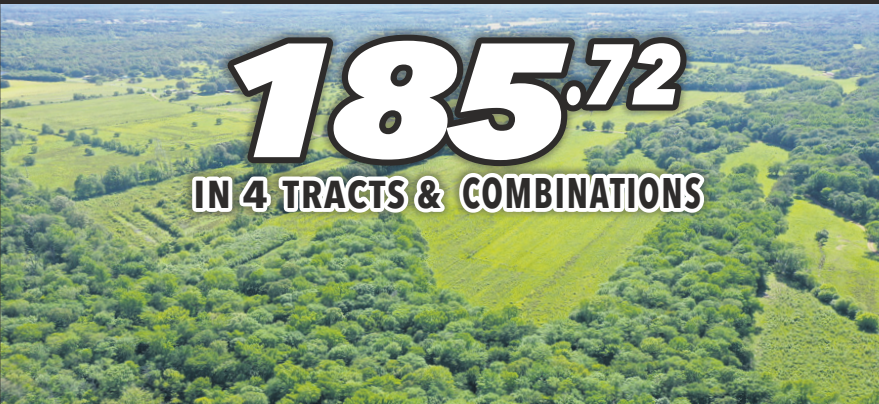
ACKNOWLEDGMENT: By bidding, all buyers agree to these Terms & Conditions and accept the property in its current condition.

ABSOLUTE LAND AUCTION

Thursday, Dec. 18, 2025 • 6:00 PM (CST)

FARM LOCATION: English Road, Gilbertsville, KY 42044

185.72
IN 4 TRACTS & COMBINATIONS



REAL ESTATE TRACTS

Tract 1	36.34 Acres
Tract 2	26.21 Acres
Tract 3	86.37 Acres
Tract 4	36.80 Acres

LEGEND

English Road

Existing 30' Road Easement

Offered in tracts and combinations to accommodate every buyer's needs – perfect for homesites, farming, hunting, and recreation.

This auction will be held at the Marshall County UK Extension Office, 2081 Mayfield Hwy., Benton, KY 42025, and the property is located on English Road in Gilbertsville, KY—just minutes from Kentucky Lake and Kentucky Dam Marina.

This prime 185-acre farm offers outstanding potential for row crops, cattle, or recreational use. Located near Hwy 641, I-24, and the heart of Kentucky Lake recreation, it combines excellent accessibility with beautiful natural surroundings.

HIGHLIGHTS & FEATURES

- Minutes from Kentucky Lake & Kentucky Dam Marina
- Easy access to Hwy 641 and I-24
- Features a mix of tillable farmland and mature woodlands, presently managed as a cow and calf farm.
- An excellent opportunity for investors, farmers, hunters, and outdoor enthusiasts
- Gently rolling and bottomland terrain with scenic natural features

AUCTION LOCATION: MARSHALL COUNTY UK EXTENSION OFFICE
2081 MAYFIELD HIGHWAY • BENTON, KY 42025

REAL ESTATE TERMS:

The property will be offered in 4 individual tracts, any combination of tracts, or a whole property. The property will be sold in the manner resulting in the highest total sale price. A 10% Buyer's Premium will be added to the final bid and included in the deed transaction sale price. 15% as down payment on the day of the auction with balance in cash at closing on or before 30 days. The down payment may be in the form of cashier's check, personal check, or corporate check. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING. All 2026 ad valorem taxes will be prorated at closing. **SURVEY:** The property will be sold by a new survey. Buyer will be responsible for 50% of the survey cost. **FOR FULL TERMS: GO TO harrisauctions.com**

ABSOLUTE LAND AUCTION

Saturday, December 20th, 2025 @ 10:00 AM


FARM LOCATIONS: Princeton-Olney Road & Old Road Bed off Archie Ort Rd • Princeton, KY 42445

657[±]
ACRES
IN 4 FARMS
Selling the Highest Bidder
REGARDLESS OF PRICE!

FARM 1

189± Acres
75± Tillable


TRACTS 1-9



FARM 2

274.26± Acres
80± Tillable


TRACTS 10-18



FARM 3

81.79± Acres
20.2± Tillable


TRACTS 19-20



FARM 4

112.71± Acres
Cruise the Timber

TRACT 21




HIGHLIGHTS

- High-quality tillable farmland
- Mixed hardwood timber and hunting potential
- Excellent deer & turkey habitat
- Scenic building sites throughout
- Cruise the timber
- Opportunity to expand farm operations, invest, or recreate

AUCTION LOCATION: CALDWELL COUNTY UK EXTENSION OFFICE
1025 US HIGHWAY 62 W, PRINCETON, KY 42445

IN PARTNERSHIP WITH



ERIC LONG

REALTOR® | Lic# 297555

APPRENTICE AUCTIONEER

Lic# 296376

CELL: 270-836-0430

REAL ESTATE TERMS:






The auction shall be conducted in four distinct groups: **Tracts 1-9, Tracts 9-18, Tracts 19-20 & Tract 21.** No combinations between these four groups will be permitted. The property will be sold in the manner resulting in the highest total sale price. A 10% buyer's premium will be added to the final bid price & included in contract price. A 15% deposit is due day of auction, balance due in 30 days. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller or Auction Company. Each potential bidder is responsible for conducting his or her own independent inspections investigations, inquires, and due diligence concerning the property. Make Inspections Prior To Date Of Sale. **SURVEY:** The property will be sold by a new survey. Buyer responsible for 50% of the survey cost. **DEEDS:** Farms 1, 2, 3 sell by warranty deeds. Farm 4 sells by quit claim deed.

FARM MACHINERY AUCTION

SATURDAY, DECEMBER 27TH, 2025 @ 10:00 AM

AUCTION LOCATION: 9555 KY 121 • FARMINGTON, KY 42040

Held LIVE & On-Line!



TRUCKS & ROAD UNITS

- 2003 Volvo Semi Truck - Day Cab, Cummins ISX 10 Speed, Air Ride, High Flow Wet Kit for Bulk Tank Transport, Serial: 4V4RC9T654N366317
- 1999 Freightliner Semi Truck - Day Cab, Cummins N14, 10 Speed, Air Ride, 2 Line High Flow Wet Kit
- 39' 1995 Wheeler Hopper Bottom, Serial: 1W9FNGR28TM01
- 2005 Jet Hopper Bottom, Roll Tarp, Rubber 11R24.5, Serial: 5JNG5382-4-5H00462
- 40' CPS Hopper Bottom Trailer
- MFWD TRACTORS
 - 2014 John Deere 8370R Tractor, IVT Trans., ILS Frontend, JD Guidance, 5 Remotes, Quick Hitch, Weights, Front 420/85R34, Rear 480/80R50, Serial: 1RW8370RCED100554, 5F2RTK Antenna (Thanks to be Removed)
 - 2011 John Deere 8360R Tractor, IVT Trans., ILS Frontend, 5 Remotes, 22 Weights, JD Guidance, 3,793 Hours, Front Rubber 380/80R38, Rear 480/80R50, Quick Hitch, Serial: 1RW8360RJBDO48127
- COMBINE, HEADERS & HEADER CART
 - 2012 Case IH 6088 Combine, Pro 700 Outback Guidance, 4WD, Chopper, Field Tracker, 2 Speed Hydro, Precision Mapping (screen), Yield Monitoring, Engine

Hours: 2,862, Separator Hours 2,028, Front Rubber 20.8R42 Duals Rear 18.4/26

- 2012 30' Case IH 2162 Draper Header, Gauge Wheels, Serial: YCZN34555
- Case IH 2408 - 8 Row Corn Header - 30' Row, Serial: CBJ032665
- 30' Unverferth Header Cart
- PLANTER & PLANTING SUPPORT
 - Kinze 3600 12/23 Planter, Precision Planting Hyd. Down Pressure Corn Rows, V set Meters, All 23 rows, Air Pressure Furrow Closure on Corn Rows, 2x2, Spike closure on Bean Rows, Row Cleaners
 - 360 Yield Center, 350 Gallon Saddle Tanks
- TILLAGE, RIPPERS & CULTIVATORS
 - 24' 3-Point Lemken Tillage Unit, Hyd. Fold
 - 445 Agco Disc Chisel, 19 Shank, Serial: 3335
 - 3 Point Noble Cultivator, 6 Row
 - 7 Shank Disc Ripper - Unverferth, Rolling Basket On Rear, S/N A51130278
 - 30' Sunflower 6630 Disc Harrow, Serial: AGC56300BZVRTO66
 - Case IH 12 Row Danish Time Cultivator, Hyd. Flat Fold
 - Kuhn 8' Tiller, Model: EL122
- FERTILIZER & LIQUID APPLICATION
 - 1000 Gallon Nurse Poly Tank Wagon
 - Case IH Liquid Applicator, 11 Shank, John Blue

Ground Driven Pump, Hyd. Fold, 1000 Gallon, Rubber 320/85R38

GRAIN HANDLING & AUGERS

- Unverferth 7000 Grain Cart, New Augers
- 10' Grain King, Swing Away 81', Serial: S-3381

MANURE HANDLING EQUIPMENT

- 1984 Fruehauf Liquid & Bulk Tank, Rubber 11R22.5, Hyd. Control w/ Remote, Serial: 4EK013402
- 1992 Fruehauf Liquid & Bulk Tank, Rubber 11R22.5, Hyd. Control w/ Remote, Serial: 4NE026302
- 8000 Nuhn Magnum Liquid Manure Spreader (w/ Flotation Tires), Kronhne & Raven 660 Flow Meter, 8 Injectors, Model: M0016, Serial: 17622
- Nuhn Manure Pump, 8' Length, 8' in Diameter
- Nuhn Honey Shoot

WAGONS & FARM TRAILERS

- LMC Fuel Trailer, 7 Compartment, 735 Gal., DEF Tank, Elec. Pump
- 4 Wheel Farm Wagon
- Dual Tandem Cotton Wagon
- 2017 Parker Gooseneck 25' Flat x 5'Dovetail

SHOP & SUPPORT EQUIPMENT

- John Deere Weld Air Generator w/ Honda 6x 690

Equipmentfacts

Providing the most accurate, up-to-date information on farm equipment

BUYER'S PREMIUM: 10% buyers Premium for on-site Bidders. Additional 2% Buyers Premium for Online Bidders. Total Online Buyers Premium of 12%.

All property is sold "AS IS", and ALL SALES ARE FINAL. Property is open to thorough public inspection. It is the bidder's responsibility to determine condition, age, genuineness, value or any other determinate factor. Harris Real Estate & Auction may attempt to describe the merchandise in all advertising but makes no representation. All Odometer or Hour Meter readings reflect readings as of the date of inspection are not guaranteed. Please make your own inspections. In no event shall Harris Real Estate & Auction be held responsible for having made or implied any warranty of merchantability or fitness for a particular purpose. Bidder shall be the sole judge of value.

PAYMENT:

Payment is due day of sale. Payment may be in the form of cash, cashier's check, personal check, or corporate check. Items paid for by wire transfer must be received within 48 hours of the auction. Buyer is responsible for \$25 wire fee. No equipment will be released until payment is made in full. Wire transfer information and an invoice will be emailed following the auction. **BANK LETTER OF CREDIT IS A MUST FOR UNKNOWN BUYERS TO HARRIS AUCTIONS.**

ANNOUNCEMENTS MADE BY THE AUCTION COMPANY AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL, OR ANY OTHER ORAL STATEMENTS MADE.

HARRIS


Real Estate & Auction

270-247-3253 • 800-380-4318

harrisauctions.com

Your Professional Auctioneers

HOMES - ESTATES - FARMLAND - WATERFRONT



MICHAEL DALE HARRIS

PRINCIPAL BROKER / AUCTIONEER

TL# 56241 | TN BROKER# 280718

KL# 252972 | KY BROKER# 198374

Serving Kentucky and Tennessee