

*Tuesday,  
March 3 • 6pm*

Harrodsburg, KY

**246<sup>±</sup>**  
*Acres*

Offered in 9 Tracts  
or Combinations

- High Quality Tillable Farmland
- Extremely Productive Maury-Bluegrass Soils
- 80<sup>±</sup> Irrigated Acres with Exceptional Water
- Great Potential Rural Homesites
- Attractive Single Family, 3 Bd, 1 Ba Home on 10<sup>±</sup> Acres!
- Tracts Ranging in Size from 6<sup>±</sup> to 100.5<sup>±</sup> Acres

*Exceptional Mercer County*

***Kentucky Farmland Auction***

- 3<sup>±</sup> Miles Northeast of Harrodsburg
- 8<sup>±</sup> Miles North of Danville
- 20<sup>±</sup> Miles Southwest of Lexington



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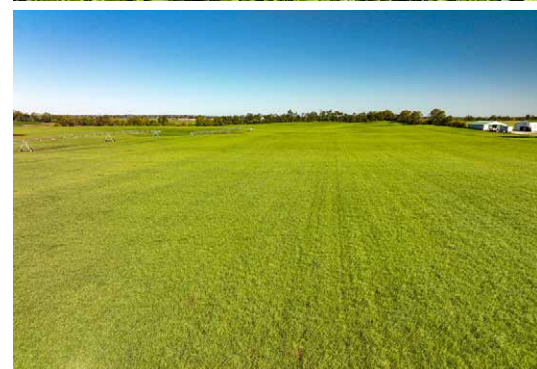
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*This farm provides a great opportunity to acquire 246± mostly tillable acres in the heart of the Blue Grass state. In the last year this farm was transitioned to grass hay production but has been maintained to quickly transition back to row crop if desired. This farm, as a whole, features high quality Maury-Bluegrass soils & has impressive past yield history. A portion of the farm's acres are under center pivot irrigation that is fed by a municipal water line making this property's accessibility to water unlike any other. Outside of this farm's productive nature, study the large-scale development coming to Harrodsburg to see the potential added value this farm offering could bring to you!*

**AUCTION LOCATION:** The Showbarn at Daynabrook Farms, 2565 Louisville Rd, Harrodsburg, KY 40330

**PROPERTY LOCATION:** From the intersection of the US 127 By-Pass & US 68 (Lexington Rd) Northeast of Harrodsburg, travel Northeast on US 68 (Lexington Rd) for 1.5 miles to Handy Pike Rd. Turn right on Handy Pike Rd & travel East for .7 miles & Tract 9 will begin on the South. For Tract 1, continue East on Handy Pike Rd for an additional .5 miles & Tract 1 will begin on the North side of the road.



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**SCHRADER**  
Real Estate and Auction Company, Inc.

800.451.2709  
[www.SchraderAuction.com](http://www.SchraderAuction.com)

Seller: Gary & Emily Brown  
Auction Managers: Gene Klingaman • 260.229.2401  
& Drew Lamle • 260.609.4926



**TRACT 1: 100.5± ACRES** of nearly all tillable productive farmland. This tract features 80± irrigated acres. This farm's access to water is unlike any other in the area with the pivots being fed by a municipal water line running through the center of the property, there is no pumping required! The two irrigation systems in place are 4 tower T&L's. The highly productive Maury-Bluegrass soils & irrigation make purchasing this tract a truly once in a lifetime opportunity!

**TRACT 2: 18± ACRES** of nearly all tillable farmland. This tract features gently rolling topography & level frontage on Handy Pike Rd.

**TRACT 3: 10± ACRES**, already established country homestead. This 2,000± sq. ft. 3 bed, 1 bath, single family home gives the opportunity for country living close to Harrodsburg. The home sits .25 miles from the road strategically placed on top of a hill for scenic views. Attend the inspection dates to see about making this home yours!

**TRACT 4: 7± ACRES**, a great potential building site & accessible road frontage on Handy Pike Rd.

**TRACTS 5 & 6: 6± ACRES EACH**, these tracts offer great potential for a country homesite close to Harrodsburg! These tracts have ample road frontage on Moore Lane which provides for easy access to each tract. Study the opportunity to bid on them individually or in combination to build your dream estate.

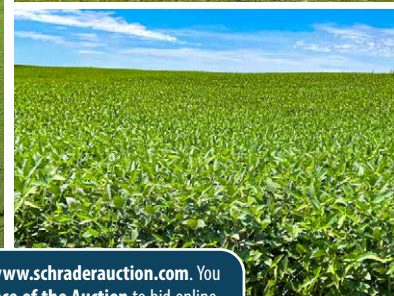
**TRACT 7: 19± ACRES** of mostly tillable land. This tract could make a great additional hay field for your operation or easily be transitioned back to row cropland!

**TRACT 8: 58± ACRES** of predominately tillable farmland. This tract would make a great addition to any current farming operation with the prominent soil types being Dunning Silty clay loam & Bluegrass-Maury Silt loam.

**TRACT 9: 21.5± ACRES** of mostly productive tillable farmland. Look at combining with Tract 8 for 80± acres of productive tillable farmland acres.



**INSPECTION DATES:** Tue, Feb. 3 • 3-5pm & Mon, Feb. 16 • 3-5 pm



**ONLINE  
BIDDING  
AVAILABLE**

You may bid online during the auction at [www.schraderauction.com](http://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.

#### TERMS & CONDITIONS:

**PROCEDURE:** The property will be offered in 9 individual tracts, any combination of tracts & as a total 246± 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.

**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 cashier's 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:** All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Sellers' acceptance or rejection.

**EVIDENCE OF TITLE:** Seller shall provide an owner's title insurance policy in the amount of the purchase price.

**DEED:** Seller shall provide Warranty Deed(s).

**CLOSING:** The targeted closing date will be approximately 30 days after the auction, but can be extended pending the completion of a new survey, if needed.

**POSSESSION:** Possession is at closing.

**REAL ESTATE TAXES:** Seller to pay all taxes due in 2026 for the 2025 calendar year. Buyer will be responsible for all taxes thereafter.

**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 with auction personnel. Further, Seller disclaims any & all responsibility for Bidder's 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 approximate & 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 Seller's 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 information 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 approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, & due diligence concerning the property. The information 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 person's 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.**



Exceptional  
Mercer County  
Kentucky  
Farmland  
Auction

Schrader Real Estate and Auction Company, Inc.  
Corporate Headquarters: 950 N Liberty Dr, PO Box 508,  
Columbia City, IN 46725 #248525

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March	SU	M	TU	W	TH	F	SA
	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	31				



Licensed Auctioneers:

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