

# REAL ESTATE AUCTION

## 185 ACRES+/- | GALLATIN CO, KY | 4 TRACTS



WHITETAIL PROPERTIES REAL ESTATE  
HUNTING | RANCH | FARM | TIMBER



WILLIAMS & WILLIAMS®  
worldwide real estate auction



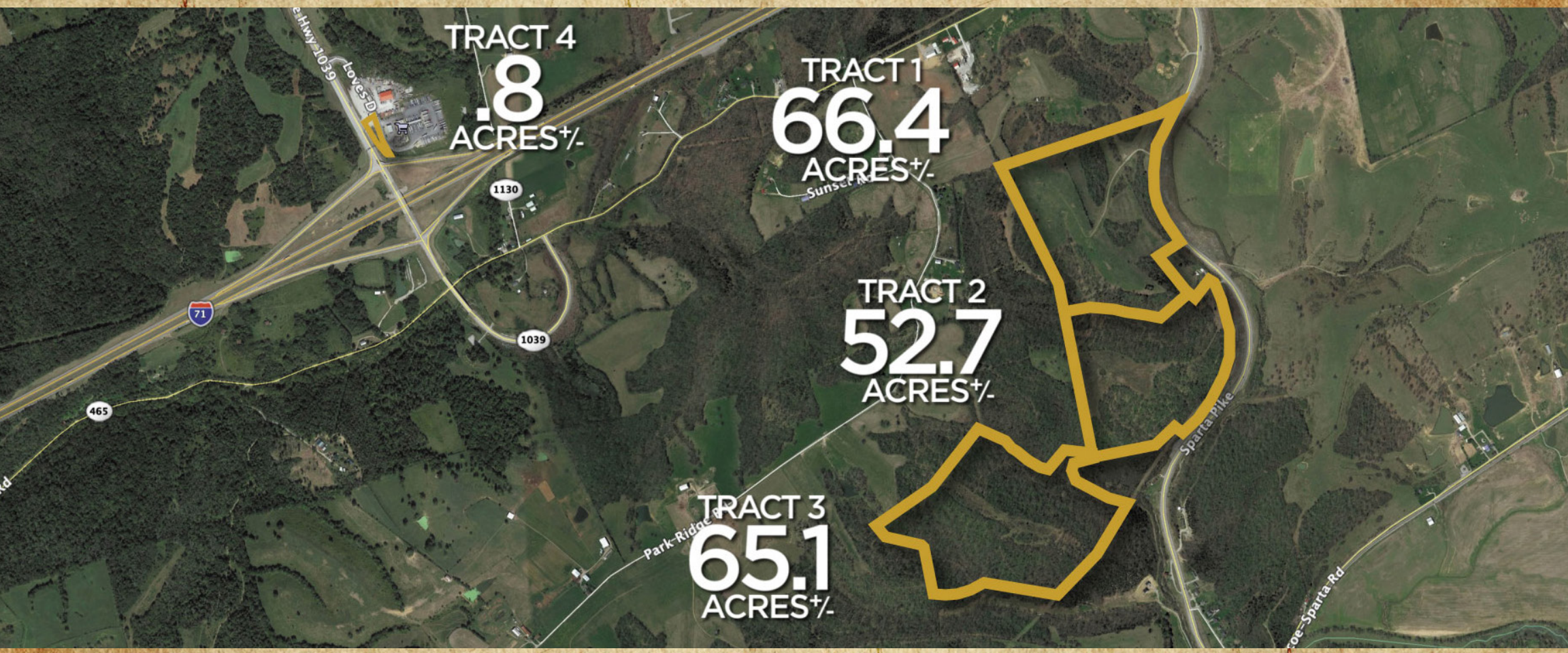
**AUCTION: SATURDAY, MARCH 30TH, 2019 AT NOON**  
**AUCTION LOCATION: MEDIA ROOM - KENTUCKY SPEEDWAY**  
**1 SPEEDWAY DRIVE, SPARTA KY**

The properties are being offered for sale by public auction subject to the Terms and Conditions of Auction and Sale (the "Terms and Conditions"). By participating in the public auction, all bidders agree to be bound by the Terms & Conditions. Please see full terms and more photos at [williamsauction.com](http://williamsauction.com) and [whitetailproperties.com](http://whitetailproperties.com)

- All properties and or any improvements thereon are sold "AS IS, WHERE IS" with no financing, inspection or other contingencies to sale. Final acreage totals are contingent on a survey.
- This sale is subject to a buyer's premium. See website for buyer's premium amount/ minimum that may apply to each property.
- Announcements on the day of the sale shall take precedence over any prior advertisements.
- Each high bidder will sign a contract and must make a non-refundable deposit of 10% of the total purchase price (\$5,000 minimum) immediately following auction. Cash, cashier's checks, personal checks and business checks (electronically processed) are accepted. The balance of the purchase price and all closing costs are due at closing within 30 days.
- The property is sold free and clear of all taxes and installments of assessments for prior years but taxes and installments of assessments for the current year on the basis of the actual assessment shall be apportioned as of the scheduled date for the closing of title.
- All information provided is derived from sources believed correct, but is not guaranteed or warranted. Bidders shall rely entirely on their own information and judgment.



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Coming soon to auction, a secluded recreational farm and a high-traffic commercial lot located near Sparta, KY, the Kentucky Speedway and Love's Travel Stop at Exit 55. The commercial lot could be ideal for a stand-alone business or restaurant. The remaining recreational acreage will be offered in three tracts and would be great for a home site or recreational get away.

#### TRACT 1 - 66.4 ACRES +/-

Less than a mile south of I-71 at Sparta (Exit 57), this farm consists of rolling hills and hollows. There are multiple home sites, with city water and electric available at the road, and an established driveway.

#### TRACT 2 - 52.7 ACRES +/-

Minutes off I-71, this middle tract of property on Sparta Pike offers approximately .66 acres of ridgetop open ground. There is also a nice pond and established trail network. The remainder of the tract is made up of timbered rolling hills and hollows. Electric and water are available at the road.

#### TRACT 3 - 65.1 ACRES +/-

The southern tract of the farm offers ridgetop, open ground centrally located on the property. There is an established trail network and the remainder of the tract is made up of timbered rolling hills and hollows. The farm is accessed via a deeded easement.

#### TRACT 4 - .8 ACRES +/-

Prime location for a commercial property halfway between Cincinnati, OH and Louisville, KY. Just north of I-71 at Exit 55, the tract is across the access road from Love's Travel Stop, Subway and McDonald's. The Kentucky Speedway is less than 3 miles away, and Belterra Hotel and Casino is also located approximately 8 miles up the road.



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