

# Bolinger

REAL ESTATE & AUCTION

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Hopkinsville, KY 42240  
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BolingerRealEstate.com

| OCTOBER 2020 |        |         |           |          |        |          |
|--------------|--------|---------|-----------|----------|--------|----------|
| Sunday       | Monday | Tuesday | Wednesday | Thursday | Friday | Saturday |
|              |        |         |           | 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       |

THURSDAY  
OCTOBER 1ST  
@ 6:00 PM

605 E ARCH ST  
MADISONVILLE, KY

Ben Bolinger  
Principal Broker & Auctioneer



Kelvin DeBerry  
Realtor & Auctioneer



Paul Whisler  
Realtor & Auctioneer



ONLINE BIDDING AVAILABLE!  
LIVE AUCTION HELD AT THE BALLARD CONVENTION  
CENTER 605 E ARCH ST MADISONVILLE, KY

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# LAND AUCTION

1200 COILTOWN ROAD NEBO, KY  
Thursday, October 1st at 6:00 PM

250 +/- ACRES  
IN 4 TRACTS & COMBINATIONS

PRIME FARMLAND WITH 238 +/- TILLABLE ACRES  
OVER ONE MILE OF ROAD FRONTAGE  
BUILDING SITES WITH COUNTY WATER AVAILABLE



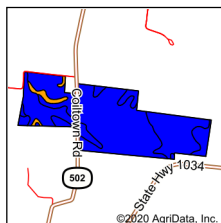
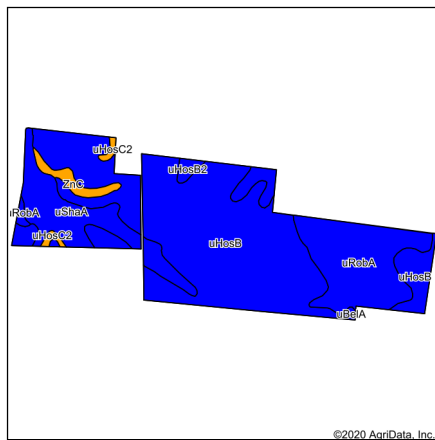


**DIRECTIONS:** From Madisonville, take Highway 41A West.  
Turn left on Highway 502 (Coiltown Road).  
In one mile, the farm is on the right and left. Signs are posted.

Conveniently located 10 miles West of Madisonville, KY  
Less than an hour drive from Henderson and Owensboro, KY

**View More Info and Place Your Bid At [BolingerRealEstate.com](http://BolingerRealEstate.com)!**

**Soils Map**



State: **Kentucky**  
County: **Hopkins**  
Location: **37.366285, -87.640898**  
Township: **Nebo**  
Acres: **249.8**  
Date: **7/13/2020**



Soils data provided by USDA and NRCS.

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| Area Symbol: KY107, Soil Area Version: 18 |                                                                |        |                  |                      |                  |             |                |              |                    |                  |            |             |              |
|-------------------------------------------|----------------------------------------------------------------|--------|------------------|----------------------|------------------|-------------|----------------|--------------|--------------------|------------------|------------|-------------|--------------|
| Code                                      | Soil Description                                               | Acres  | Percent of field | Non-Irr Class Legend | Non-Irr Class °C | Alfalfa hay | Burley tobacco | Corn         | Fire cured tobacco | Grass/legume hay | Pasture    | Soybeans    | Winter wheat |
| uHosB                                     | Hosmer silt loam, 2 to 6 percent slopes                        | 156.48 | 62.6%            |                      | Ile              |             | 3240           | 140          |                    | 5.5              | 9.5        | 52          | 72           |
| uRobA                                     | Robbs silt loam, 0 to 2 percent slopes                         | 51.66  | 20.7%            |                      | Ilw              |             | 2520           | 123          |                    | 4.7              | 8.4        | 52          | 52           |
| uShaA                                     | Sharon silt loam, 0 to 2 percent slopes, occasionally flooded  | 31.98  | 12.8%            |                      | Ilw              | 5.5         |                | 158          |                    | 5.5              | 10.5       | 59          | 72           |
| ZnC                                       | Zanesville silt loam, 6 to 12 percent slopes                   | 5.04   | 2.0%             |                      | Ille             |             | 2880           | 123          | 3200               | 5.5              | 9.5        | 49          | 64           |
| uHosB2                                    | Hosmer silt loam, 2 to 6 percent slopes, eroded                | 2.14   | 0.9%             |                      | Ile              | 5.2         | 3240           | 140          |                    | 5.2              | 9.5        | 52          | 72           |
| uHosC2                                    | Hosmer silt loam, 6 to 12 percent slopes, eroded               | 1.99   | 0.8%             |                      | Ille             |             | 2880           | 123          |                    | 5.2              | 9.5        | 46          | 72           |
| uBelA                                     | Belknap silt loam, 0 to 2 percent slopes, occasionally flooded | 0.51   | 0.2%             |                      | Ilw              |             |                | 166          |                    | 5.2              | 9.5        | 62          | 60           |
| <b>Weighted Average</b>                   |                                                                |        |                  |                      |                  | <b>0.7</b>  | <b>2659.6</b>  | <b>138.4</b> | <b>64.6</b>        | <b>5.3</b>       | <b>9.4</b> | <b>52.8</b> | <b>67.7</b>  |

\*c: Using Capabilities Class Dominant Condition Aggregation Method  
Soils data provided by USDA and NRCS.

**TRACT 1: 19 +/- ACRES – Building site perfect for your dream home or mini farm! Excellent road frontage along Joe Rogers Lane. County water is available.**



**TRACT 3: 33 +/- ACRES - Prime farmland (all tillable acres) and/or excellent building site with access to county water.**

**TRACT 2: 52 +/- ACRES –Prime farmland and/or building site with access to county water.**

**SIMULCAST BIDDING!**

**TRACT 4: 146 +/- ACRES – Prime farmland (mostly all tillable) with 1,500 feet of road frontage along Coiltown Road.**

**Terms and Conditions: Procedure:** This property will be offered in 4 (four) individual tracts, combinations or as a total 250 +/- acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneers. Bids on tracts, tract combinations and the total property may compete. The property will be sold in the manner resulting in the highest total sale price. 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. Purchase Agreements are available for review prior to the auction. Down Payment: 10% as down payment on the day of the auction with the balance in cash at closing on or before closing or before 30 days. The down payment may be in the form of cashier's check, personal check, or corporate check. Closing: Closing shall take place on or before 30 days from Auction Date. New Data, Corrections, & Changes: Please arrive prior to scheduled auction time to inspect any changes, corrections, or additions to the property information. Property Inspection: Each potential bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries, and due diligence concerning the property. Further, Seller disclaims any and all responsibility for Buyers 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. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.** Disclaimer & Absence of Warranties: All information contained in this brochure and all related materials is subject to the Terms and Conditions out-lined in the Purchase Agreement. The property is being sold "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, inquiries, and due diligence concerning the property. The information in this brochure is believed to be accurate but 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. All sketches & dimensions in this brochure are approximate. Except for any express warranties set forth in the sale documents, purchaser(s) assume all risks thereof & acknowledges that in consideration of the other provisions contained in the sale documents, Seller & Auction Company make no warranty or representation, express or implied or arising by operation of law, including a warranty of merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall Seller or the Auction Company be liable for any consequential damages. Conduct of the auction & increments of bidding are at the direction & discretion of the auctioneer. The Seller & The Auction Company 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 BY THE AUCTION COMPANY AT THE AUCTION PODIUM DURING THE TIME OF THE SALE TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL, OR ANY OTHER ORAL STATEMENTS MADE.

**CONTACT THE AUCTIONEER FOR MORE INFORMATION: Ben Bolinger 270.889.7848**