LAND AUCTION

193 AC± | 1 TRACT | LARUE CO, KY

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 12/18/26 **AUCTION TIME:** 3 PM ET

AUCTION HELD AT: BEST WESTERN BARDSTOWN GENERAL NELSON
411 W STEPHEN FOSTER AVE, BARDSTOWN, KY 40004

Offered at auction is approximately 193 acres of productive farmland in the New Haven, Kentucky area, presenting an outstanding opportunity to acquire a substantial tract with a long history of agricultural use.

The property has been primarily utilized for row crop production for many years and is well known in the area for its fertile, productive soils. With its combination of acreage, agricultural history, and convenient access, this farm offers an excellent opportunity for farmers, investors, and landowners seeking to expand their holdings.

Adding to the property's appeal, the farm adjoins the Rolling Fork, providing scenic views, natural beauty, and valuable waterway frontage. The property also benefits from road frontage along both Lyons Station Road and Jackson Road, providing multiple access points and enhancing the property's overall convenience and usability.

Whether you're looking to add productive acreage to an existing farming operation, make an agricultural investment, or acquire a large tract of land in Nelson County, this property deserves your attention.



Deeded Acres:	193±
Soil Types:	Newark silt loam, Lawrence silt loam, Nolin silt loam
Soil PI/NCCPI/CSR2:	NCCPI 67.1
CRP Acres/Payment:	No CRP
Taxes:	$715.00
Lease Status:	Open Tenancy for 2027 crop year
Possession:	Immediate possession
Survey Needed?:	No survey needed
Brief Legal:	193± acres LYONS STATION RD, NEW HAVEN, KY, 40051
PIDs:	057-00-00-013.00
Lat/Lon:	37.66150, -85.60185
Zip Code:	40051

BUYERS PREMIUM: 10%
TAXES: Prorated to date of close
TENANCY: Open tenancy for 2027
RENTS: Seller to retain 2026 rents
MINERALS: Seller owned rights will convey
CLOSING COSTS: Seller pays Deed Prep, Prorated Property Taxes, and Transfer Tax. The buyer pays all other closing costs.
CLOSING DATE: On or before 30 days from the expiration of the first right of refusal
DOWN PAYMENT: 10% due 48 hours after seller acceptance
POSSESSION DATE: At closing
SURVEY: No survey needed
SELLER: Obryan
SALE ORDER: By the acre
SALE METHOD: Sells Subject to seller acceptance
SPECIAL CONDITIONS: Seller intends to sell to high bidder at auction but that bid will be subject to a 30 day First or Refusal agreement.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

SCOTT KAUFMAN, AGENT: 502.741.3221 | scott.kaufman@whitetailproperties.com
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GO TO RANCHANDFARMAUCTIONS.COM FOR MORE INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC (237494) | Debbie Laux, Ranch & Farm Auctions, Kentucky Broker License # 247145 | Derek Fisher, Whitetail Properties Real Estate, KY Broker License #265593 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Scott Kaufman, Kentucky Land Specialist for Whitetail Properties Real Estate, LLC, 502.741.3221 | Wayne Kaufman, Kentucky Land Specialist for Whitetail Properties Real Estate, LLC, 502.817.1369 | Cody Lowderman, KY Auctioneer, RP 3502



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