

ACTION LOCATION: Cave City Convention Center,
502 Mammoth Cave St, Cave City, KY 42127

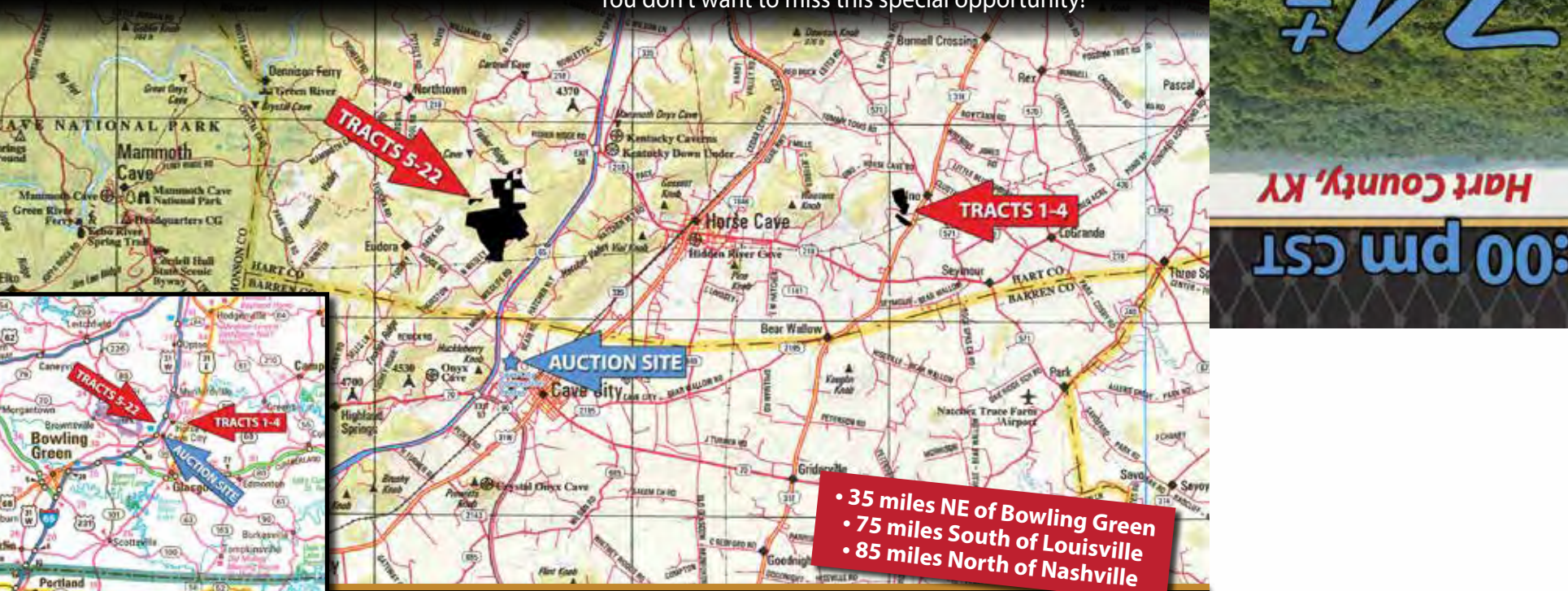
DIRECTIONS TO PROPERTY:

TRACTS 1-4:

From the Jct of I-65 and KY 218 (EXIT 58, HORSE CAVE) Go East on KY 218 (MAIN ST) through Horse Cave 6.3 miles to KY Hwy 31E turn North 1.2 miles to Tracts 3 & 4 or continue .2 miles to Marshall Ln, turn north .25 miles to Tracts 1 & 2.

TRACTS 5-22:

From the Jct of I-65 and KY 218 (EXIT 58, HORSE CAVE, Flint Ridge Rd to the west) turn west .25 mile to Fisher Ridge Rd turn left and proceed approximately 2 mile to Tracts 5 - 22.



GENERAL PROPERTY DESCRIPTION: The Cavemen Ranch is truly a unique property that we are excited to offer to the public. From cave access to recently built storage buildings and pole barns, the ranch contains enough diversity to immediately catch your interest. The combination of hardwoods, ponds, and rolling pasture is a beautiful sight, and upon a deeper inspection of the ranch you will find several improvements including excellent 7-strand and 5-strand perimeter and cross-fencing making the ranch suitable for a great cattle operation. The ranches pastures have been well managed over the years and the cleared trails through the woods allow for great access throughout. With close proximity to Louisville, Nashville, and Bowling Green the property makes for a great weekend spot to get away and enjoy one of Kentucky's finest hunting areas. A certified timber appraisal will be available 30 days prior to the auction. You don't want to miss this special opportunity!

AUCTION TERMS & CONDITIONS
PROCEDURE: The property will be offered in 22 individual tracts, any combination of tracts and as a total 674± acre unit. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneer. Bids on all tracts, tract combinations and the total property may compete.
BUYER'S PREMIUM: A 3% Buyer's Premium will be added to the final bid price and included in the contract purchase price.
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, and are capable of paying cash at closing.
ACCEPTANCE OF BID PRICES: The auction is being conducted as an ABSOLUTE AUCTION (without reserve) All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction.
EVIDENCE OF TITLE: Prior to Auction seller shall provide, at sellers expense a Title Insurance Commitment showing Merchantable Title to the real estate. If buyer desires buyer at his/her expense can purchase a title insurance policy.
DEED: Seller shall provide a Warranty Deed.
CLOSING: The targeted closing date will be approximately 30 days after the auction
POSSESSION: Possession shall be deliver to buyer at closing on all auction tracts except Tract 2 which possession shall be granted on or before August 9th, 2022.
REAL ESTATE TAXES: Real Estate taxes shall be prorated on a calendar year basis to the date of closing.
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. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and 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 and proposed boundaries are approximate and 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 and 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 and sufficient for providing title insurance. Combination purchases will receive a perimeter survey only.
AGENCY: Schrader Real Estate & Auction Company, Inc. and its representatives are exclusive agents of the Seller.
DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and 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 and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and 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.

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LAND AUCTION
KENTUCKY
674± Acres
Offered in 22 Tracts
Wednesday, September 1st • 5:00 pm CST
Hart County, KY
Incredible Sportsman and Ranching Opportunity
Absolute Without Reserve

- Phenomenal Hunting Opportunities
- Stocked Ponds and Numerous Interior Trails
- Mature Timber: Appraisal Available
- Cave Access
- Recently Built Fencing and Barn Structures
- Turnkey Cattle Operation
- Two Homes

TRACT 18 - Looking East

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BRAD HORRALL
AUCTION MANAGER:
950 N Liberty Dr., Columbia City, IN 46725
CORPORATE HEADQUARTERS
Real Estate and Auction Company, Inc.

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REAL ESTATE: Rex (RD) Schrader (Broker), #222451
AUCTIONEER: Bradley R. Horrall, #253400

Wednesday, September 1st • 5:00 pm CST
Auction held at The Cave City Convention Center, 502 Mammoth Cave St., Cave City, KY 42127
Hart County, KY

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TRACT 18 - Looking Northwest
3% Buyer's Premium
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Absolute Without Reserve Hart County **KENTUCKY** **674± Acres**
LAND AUCTION Offered in 22 Tracts

Inspection Dates:
 Tuesday, August 3 • 4-6pm
 Wednesday, August 4 • 9-11am
 Thursday, August 19 • 4-6pm
 Friday, August 20 • 9-11am
 Wednesday, September 1 • 11-1pm
 Meet a Schrader Representative at Tract 5 for additional information.

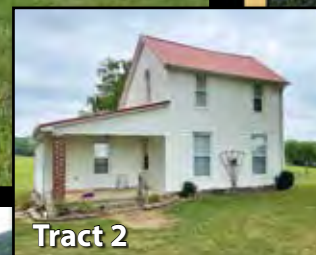
Wednesday, September 1st • 5:00 pm CST



Tract 1 - Looking North



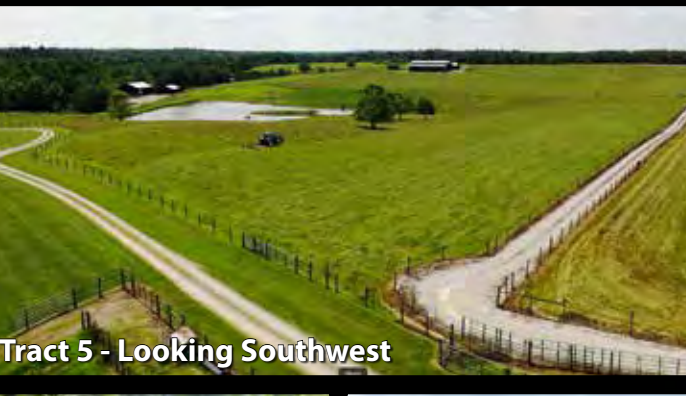
Tract 3



Tract 2



Tract 4 - Looking West



Tract 5 - Looking Southwest



Tract 14



Tract 22



TRACT DESCRIPTIONS:

TRACT 1: 60± ACRES of excellent 5 strand barbed wire perimeter fenced and cross fenced pasture that includes 16' x 48' open face barn with 4 bays and metal siding, a 35' x 40' barn with wood frame construction, wooden plank siding, gravel floor and electricity. A 2nd pole building for hay and machine storage that is 60' x 80', opens ends and metal siding, as well as cattle working pens.
TRACT 2: 0.6± ACRE includes a classic 2 story farmhouse nestled between mature shade trees with vinyl siding, metal roof, central air-conditioning, plus 2 small storage buildings. *Subject to a lease running through Aug. 2022, with current rental rate is \$600 per month.*
TRACT 3: 17.5± ACRES currently in hay production that also includes mature trees. An excellent opportunity to expand your hay production operation with access of off HWY 31E!
TRACT 4: 11± ACRES with good frontage along HWY 31E and includes a 40' x 50' frame barn.

TRACT DESCRIPTIONS:

TRACT 5: 56± ACRES containing an excellent machine storage barn and shop that is a 72' x 96' pole construction with 32' x 60' open face machine storage, a 20' x 75' storage area, and a 32' x 36' shop with concrete floor, electricity, wood burner heat source, an enclosed garage and center storage area. Additionally, there is an open face 28' x 132' implement storage pole building, a 42' x 48' pole building with metal siding and electricity, and a 65' x 80' pole barn for hay and machine storage that has metal siding and a gravel floor. The tract also contains 7-strand perimeter and cross-fencing into several pastures and a stocked 2± acre fishing pond.
TRACT 6: 8.5± ACRES with great frontage along Fisher Ridge Rd and 7-strand perimeter fencing, as well as a cattle load-out corral. This would be a great tract individually for additional fenced pasture or combined with Tract 5.
TRACT 7: 12.5± ACRES for a BEAUTIFUL potential building site. The gentle topography, pond, and woods make this a rural homestead dream. The pond is stocked with bass, bluegill, and catfish.
TRACT 8: 19.5± ACRES also offers great building site potential. It can be an attractive property for those wanting a smaller hunting location, with several deer and turkey being located in the area.

****Tracts 9, 10, and 13-18 are accessed via a recorded 50' right-of-way that is available for review on SchraderAuction.com****

TRACT 9: 23.58± ACRES that is majority wooded. The properties seclusion creates a great hunting property to make your own!
TRACT 10: 42.95± ACRES with a combination of rolling meadows and timber creates a beautiful scenic setting to call yours.
TRACT 11: 9± ACRES containing a log cabin home with a front porch and beautiful back deck. If you are looking for a rural get-away location, this tract deserves serious consideration! *Will be available for move in upon closing. Rental rate has been \$600 per month.*
TRACT 12: 9± ACRES of level topography and good road frontage providing for great building opportunities in a secluded setting.
TRACT 13: 57.77± ACRES of wooded land with cleared trails providing great access throughout the property. If you are looking for hunting opportunities or mature timber this one is worth paying attention to!
TRACT 14: 71.45± ACRES of wooded land and the highest amount of established trails. Open meadows in the center and north portion of the property create opportunities to insert food plots in a highly populated deer area.
TRACT 15: 57.31± ACRES of a mixture of open grasslands and mature timber. Established trail access will give the new owner access to the property from end to end. The property also contains a portion of "Molly's Holler" whose views are truly hard to beat.



Tract 16 - Cave Access



Tract 11

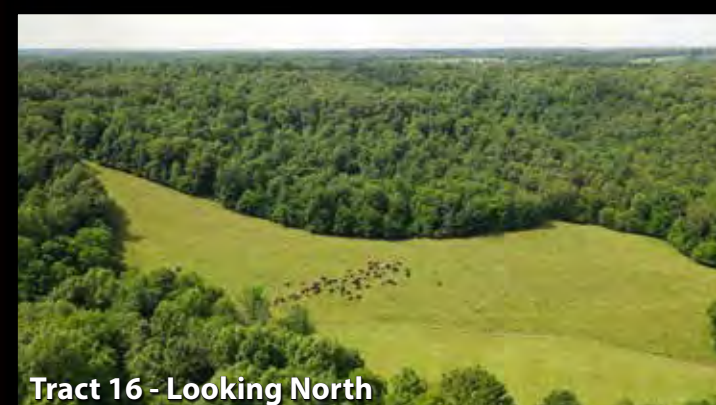
TRACT 16: 112.11± ACRES making it the largest individual tract being offered. The combination of trails, mature timber, and majority of "Molly's Holler" make this property worth serious consideration. Cattle are currently being grazed on the grassland.
TRACT 17: 45.37± ACRES containing mature timber, hay fields, and two stocked fishing ponds. Great recreational opportunities to look into here!
TRACT 18: 46.67± ACRES also providing for mature timber, hay fields, and two fishing ponds.
TRACT 19: 10.11± ACRES. Hunters look here!! This unique tract offers the highest level of seclusion with access via a recorded easement. The combination of privacy, open meadows, and timber create great hunting possibilities!
TRACT 20: 1± ACRE with great road frontage off of Fisher Ridge Rd and N Wesley Ln and a level topography make this an optimal building location!
TRACT 21: 1± ACRE of gentle topography and ample road frontage off N Wesley Ln. Another great location to build on and make yours!
TRACT 22: 0.8± ACRE that contains a 48' x 100' metal Quonset building with concrete floor and 24' sliding door.



Tracts 7 & 8 - Looking West



Tract 13



Tract 16 - Looking North



Tract 14 - Food Plot



Tract 19

SELLER: CAVEMEN II, LLC
 AUCTION MANAGER: BRAD HERRALL (812) 890-8255

Call 800.451.2709 or Visit SchraderAuction.com for more Information



Contact Auction Company for Detailed Information Book with Additional Due-Diligence Materials on the Property.

ONLINE BIDDING AVAILABLE
 You may bid online during the auction at 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.

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