

Live/Online Auction – Prime Land Buying Opportunity! 83+/- Acres in 10 Parcels

Upton, KY

Property #: TAA2613

Live/Online/Multi-Par Auction:
May 30th at 11:00 am ET

Inspection Date & Time:
Drive by anytime

Property Location:
163 McCandless Road
Upton, Kentucky 42784

Auction Location:
Upton Fire Department
217 S. Walnut Street
Upton, KY 42784



Tracts Range from 5 Acres to over 17 Acres – Buy One, Several or All!

- **Approximately 83 Acres Gently Rolling Tillable Land | 10 Tracts offered Individually or in Combination through Live & Online Auction**
- **25 Minutes to Elizabethtown, 12 to Upton & Magnolia, 17 to Hodgenville, 20 Minutes from Ford Plant at Glendale & 20 Minutes from Munfordville**

Excellent Land Buying Opportunity – Highly Productive Farmland – Outstanding Homesites – Buy One Lot, Several Tracts or the Entire Property!

- **Tract 1: 9.2 ± Acres – Excellent Hill Top View with an Existing Dual-Bay Garage**
- **Tract 2: 9.2 ± Acres – Spans Full Property Depth – Variable Terrain w/Gentle Slope**
- **Tract 3: 5.1 ± Acres – Gently Rolling – Excellent Home Building Lot – Side Walkout**
- **Tract 4: 5.1 ± Acres – Level Road Frontage with Gradual Elevation Rise – Building Location!**
- **Tract 5: 5.1 ± Acres – Prime Building Site for Your New Residence – Level Road Frontage**
- **Tract 6: 5.0 ± Acres – Level Road Frontage – Sloping Toward the Rear – Perfect Walkout Basement Site!**
- **Tract 7: 15.6 ± Acres – Prime Tillable Land – Level to Slight Rolling – 50' Road Entrance**
- **Tract 8: 17.2 ± Acres – Prime Tillable Land Parcel with 50' Level Entrance-Very Private Homestead Location**
- **Tract 9: 5.7 ± Acres – Excellent Road Frontage – Prime Building Location w/Room to Roam!**
- **Tract 10: 5.5 ± Acres – Easily Accessible from McCandless Road – Level to Gentle Rolling Grade**

Productive Farmland – Proven multi-year Yield History with Soybeans avg 87 BU/ac – Corn 180–187 BU/ac, reflecting well-maintained Tillable Land and Proven Agricultural prospects

Prime Building Sites – Multiple tracts offer ideal topography for crafting your private country estate, with the flexibility to select your preferred acreage – Homesites from 5 ac to 17 – Bid on the Combination that Suits Your Future Plans!

Scenic Rural Setting – Rolling cattle pastures and neighboring crop fields frame a peaceful, private landscape with Scenic Countryside views in all Directions – County Water, Electric onsite

Convenient Commutability – Positioned between Upton and Magnolia with access to I-65 and US-31E within 5 miles, keeping you connected to established communities such as Hodgenville, Elizabethtown, and Munfordville.

Flexible Tract Sizes – Tracts ranging from 5 to 17+ acres accommodate a variety of goals — whether expanding a farming operation, building a primary residence, or securing a long-term land investment.

Immediate Income Opportunity – An existing crop lease with a prorated payment of \$200 per acre transfers to the buyer at closing.

Cooperating Broker's Fee: 1% of the high bid will be paid to a properly registered broker at settlement.

Summary of Terms of Sale: All property sold in “as is, where-is” condition. A 10% buyer's premium will be added to the high bid to determine the contract price. High bidder is required to execute a Contract for Sale and Purchase of Real Estate and remit to Tranzon by close of business the day of the auction. A 10% deposit is due within 24 hours of being notified that you are the successful high bidder. The balance of contract price is due at closing within 30 days. The seller will provide a Special Warranty Deed at closing. Please see the Purchase and Sale Agreement and Terms & Conditions in this package for all sale terms.



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Tranzon Asset Advisors
www.tranzon.com/TAA2613

Tranzon Asset Advisors, Edward D. Durnil, KY Auctioneer #259408/Broker #187998



MCCANDLESS ROAD

268'±

TRACT 1
9.2± ACRES

1368'±

316'±

268'±

TRACT 2
9.2± ACRES

1425'±

289'±

234'±

TRACT 3
5.1± ACRES

935'±

237'±

543'±

240'±

TRACT 4
5.1± ACRES

935'±

237'±

942'±

238'±

TRACT 5
5.1± ACRES

937'±

234'±

TRACT 7
15.6± ACRES

1005'±

236'±

TRACT 6
5.0± ACRES

940'±

234'±

50'

50'

275'±

TRACT 9
5.7± ACRES

920'±

1658'±

275'±

340'±

TRACT 10
5.5± ACRES

894'±

615'±

TRACT 8
17.2± ACRES

644'±

638'±

340'±

510'±

1078'±

