

OPENS Sept. 2 | 10:00AM CT **CLOSES** Sept. 9 | 5:00PM CT

AUCTION

ONLINE ONLY

SEPT. 2 - SEPT. 9

LOT 1: 9.032± Acres
LOT 2: 13.305± Acres
LOT 3: 14.576± Acres
LOT 4: 15.938± Acres

AUCTION BROCHURE

4 LOTS IN HART COUNTY

52.851± TOTAL ACRES | BONNIEVILLE, KENTUCKY

Kentucky Auctioneer
License #259352



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM



JAMIE ROGERS | PRINCIPAL BROKER, PRINCIPAL AUCTIONEER
C: 270-791-4142 | jamie@smalltownproperties.com

JUSTIN CASADA | LAND SPECIALIST, APPRENTICE AUCTIONEER
C: 270-791-4349 | jcasada@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

2102 Flint Springs Rd. - Cromwell, KY 42333 | O: 270-795-1080 | smalltownproperties.com

ABOUT THE 4 LOTS IN HART COUNTY

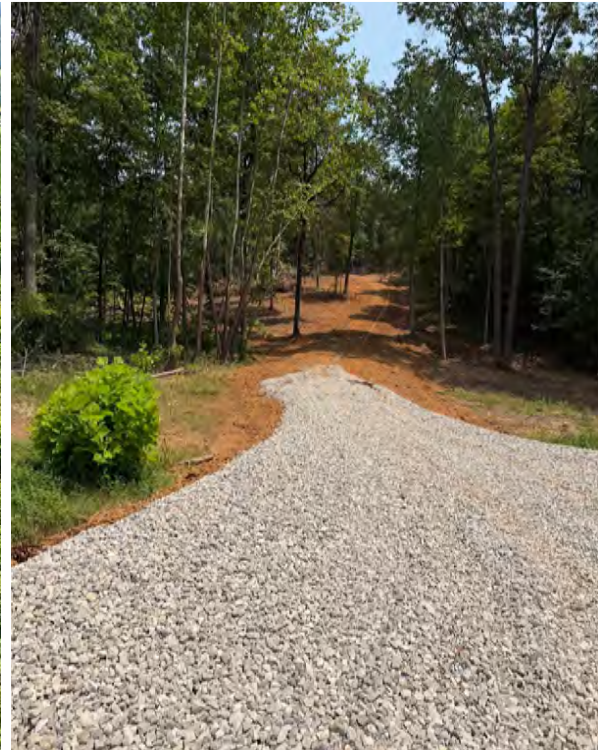
Welcome to a secluded 52.851± acre property on Frenchman Knob Road approximately five miles east of Bonnieville, Kentucky. The acreage has been surveyed into four lots. Trails run throughout each lot, allowing access by a side-by-side, which is ideal for hunting and recreation. Some nearby lots were sold and now have new construction homes. Water and electric service are located along the road.

The property is located a few miles from I-65, making travel convenient to Louisville, Elizabethtown, and Bowling Green. Take advantage of an opportunity to own a secluded property in the Central Kentucky area.

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THE 4 LOTS IN HART COUNTY PROPERTY OVERVIEW

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LOCATION:

- Frenchman Knob Road
- Bonnieville, KY 42713
- Hart County
- 5± Miles SE of Bonnieville
- 29± Miles S of Elizabethtown
- 52± Miles NE of Bowling Green
- 69± Miles S of Louisville

COORDINATES:

- 37.3428, -85.8574

PROPERTY USE:

- Hunting
- Recreation
- Potential Build Sites

PROPERTY INFORMATION:

- **52.851± Total Acres**
 - **Lot 1: 9.032± Acres**
 - **Lot 2: 13.305± Acres**
 - **Lot 3: 14.576± Acres**
 - **Lot 4: 15.938± Acres**
- Each lot has been surveyed
- Lots will be auctioned individually with the option to bid on the property as a whole

TAX INFORMATION:

- PVA# 061-00-00-011
- ACCT: 5387

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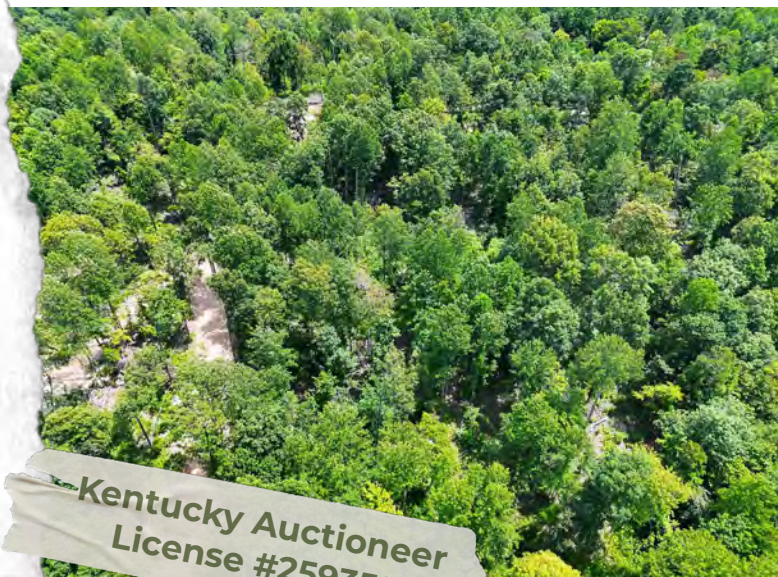


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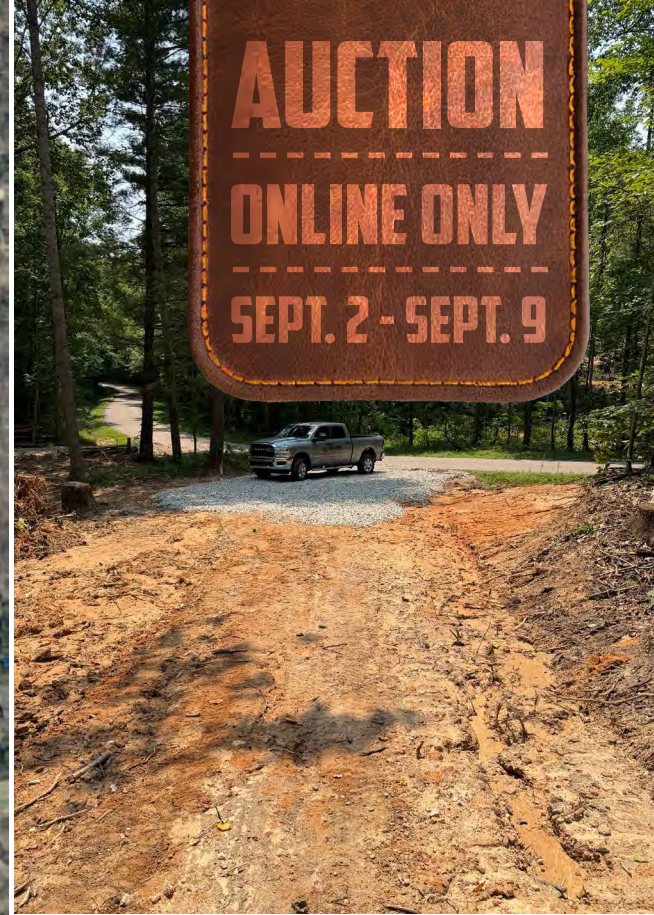
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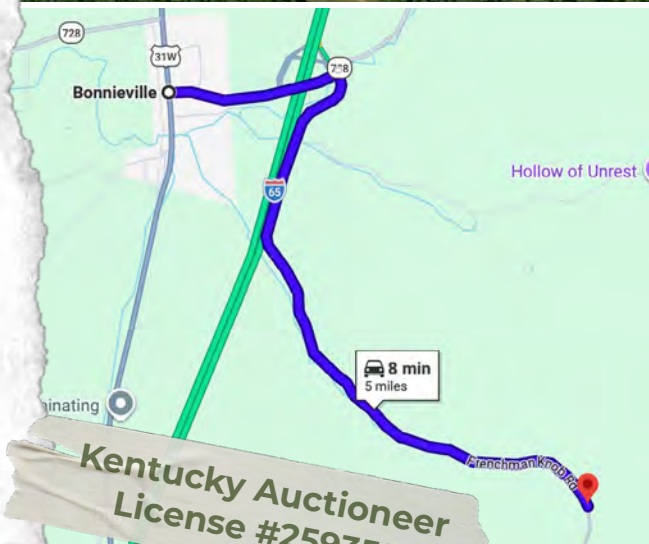
4 LOTS IN HART COUNTY DIRECTIONS & MAPS

AUCTION

ONLINE ONLY

SEPT. 2 - SEPT. 9

land id.
LINK



DIRECTIONS FROM BONNIEVILLE, KY:

Travel 1.1 miles on KY-728. Turn right on State Hwy 2754/Frenchman Knob Road and continue 3.9 miles to the property on the right. Signs will be posted on the road at the property.

GOOGLE MAPS

LINK



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DISCLAIMER

- **The successful bidder** will be contacted by SmallTown Hunting Properties & Real Estate immediately following the completion of the auction to execute a purchase contract. The purchase contract will be electronically signed and completed unless the buyer is local and would prefer to sign in person at SmallTown Hunting Properties & Real Estate on Thursday, September 10, 2026.
- **Escrow deposit** (10% of total purchase price) is due no later than 12pm on Thursday, September 10, 2026.
- **Escrow deposit** should be made payable to SmallTown Hunting Properties & Real Estate in the exact amount stated on the auction purchase contract.

TERMS & CONDITIONS

- **POSSESSION:** With deed.
- **REAL ESTATE:** 10% deposit due by noon on Thursday, September 10, 2026, with balance due on or before 30 days. 2026 property taxes will be prorated between the buyer and seller. There will be a 10% buyer's premium added to the final bid to determine the overall contract sales price. Real estate selling is subject to all easements and restrictions, recorded or unrecorded. Bidders shall satisfy themselves as to the condition, quality, and description of the property before bidding. All information and descriptions are believed to be correct; however, no warranties or guarantees are expressed or implied. Announcements made on the day of sale take precedence over any advertisement. All property is sold "as is, where is."
- **The winner is determined** by the ability to close on the property. Being the high bidder does not guarantee the sale of the property.

For more information on the auction or to schedule your private tour, contact Jamie Rogers or Justin Casada with SmallTown Hunting Properties & Real Estate.

The property can be viewed by a scheduled appointment only.

EXPERIENCE #THESMALLTOWNWAY

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