

ABSOLUTE AUCTION

SEP
TUESDAY
8TH
5:30 PM

HWY 31-E N JACKSON HWY & WATER PLANT RD - GLASGOW, KY



41.92+/- ACRES, SELLING IN 2 TRACTS

**WOODED TRACTS LOCATED
IN GLASGOW CITY LIMITS.
BEAVER CREEK FRONTAGE,
BOTH TRACTS HAVE 50
FOOT INGRESS EGRESS
ENTRANCE**

**TRACT 1:
26.40 +/- ACRES -
FRONTAGE ON
WATER PLANT RD**

**TRACT 2:
15.52 +/- ACRES -
FRONTAGE ON
HWY 31 - E**



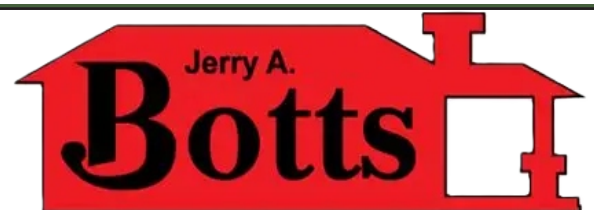
MILLS
REAL ESTATE & AUCTION CO.
"A COMPANY YOU CAN TRUST WITH PROVEN RESULTS"
270-618-7800
Russell Mills Auctioneer
270-237-7625
Sandy Mills Broker
270-618-9560



LISTING AGENT: SPENCER BOTTS 270-646-6603
BROKER: JERRY BOTTS 270-651-1592

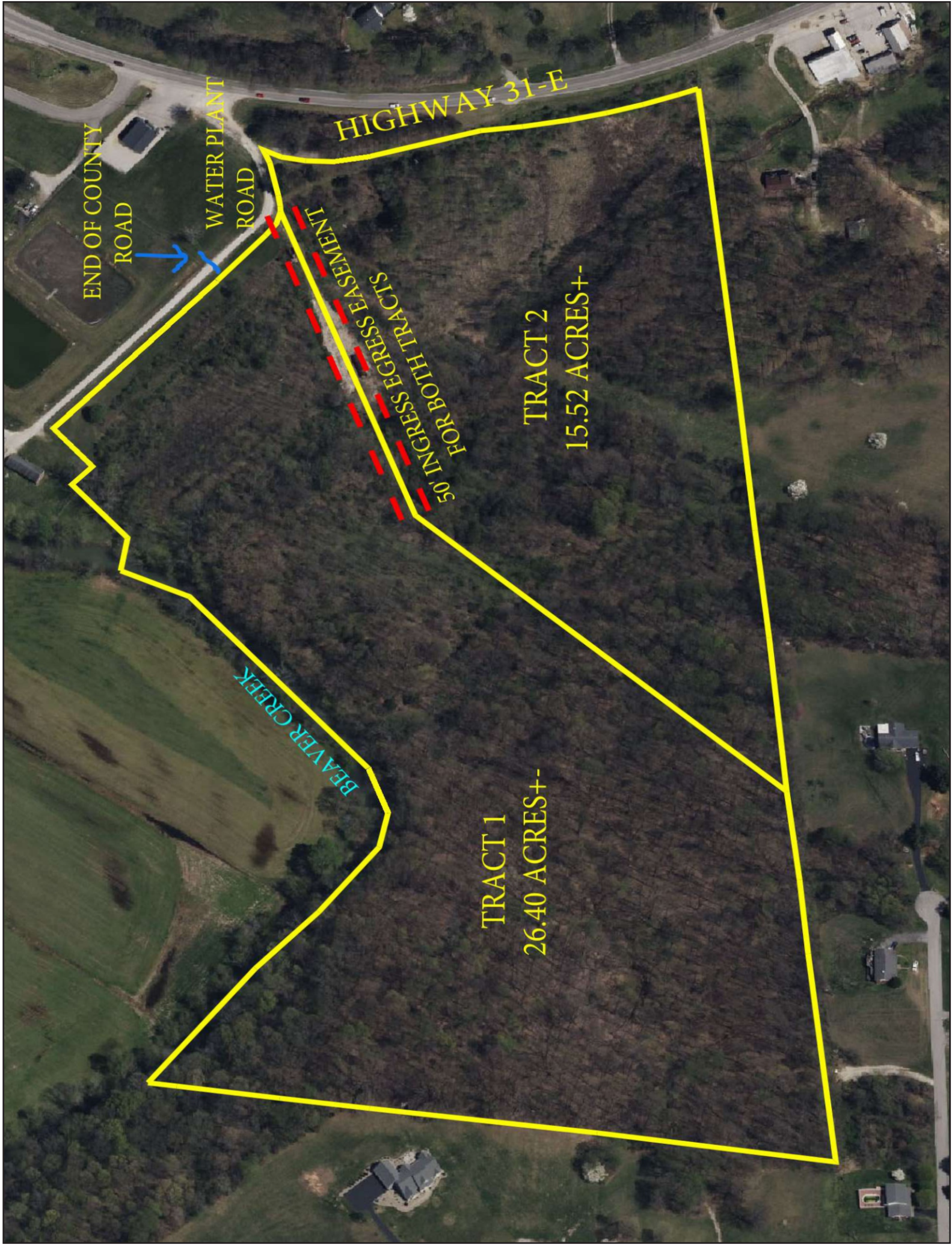
LISTING AGENT: SARA LEFTWICH 270-407-8560

TERMS & CONDITIONS: ALL BIDDERS MUST REGISTER WITH PHOTO ID. REAL ESTATE- 15% NON REFUNDABLE DEPOSIT DOWN DAY OF AUCTION. BALANCE DUE ON OR BEFORE 45 DAYS. 10% BUYERS PREMIUM ON REAL ESTATE. POSSESSION WITH DEED. 2026 TAXES PRORATED AT CLOSING. ALL HOMES BUILT BEFORE 1978 MAY CONTAIN LEAD BASE PAINT. PROSPECTIVE BUYERS ARE GIVEN 10 DAYS PRIOR TO AUCTION TO CONDUCT LEAD BASE PAINT TEST. BUYER WILL BE REQUIRED TO SIGN A WAIVER OF ALL POST SALE INSPECTIONS. ALL REAL ESTATE AS IS WHERE IS WITH NO WARRANTY EXPRESSED OR IMPLIED. ALL ANNOUNCEMENTS MADE DAY OF AUCTION TAKE PRECEDENCE OVER ALL ADVERTISEMENTS. SELLERS NOR AGENT RESPONSIBLE FOR ACCIDENTS.



Real Estate & Auction Co.

WWW.RSMILLSAUCTIONS.COM



HIGHWAY 31-E

END OF COUNTY
ROAD

WATER PLANT
ROAD



30' INGRESS EGRESS EASEMENT
FOR BOTH TRACTS

TRACT 2
15.52 ACRES+-

BEAVER CREEK

TRACT 1
26.40 ACRES+-