

AUCTION

7647 OLD GLASGOW ROAD - MT HERMON, KY
103.93 +/- ACRES - 5 TRACTS



SATURDAY
SEP 13TH @1 PM

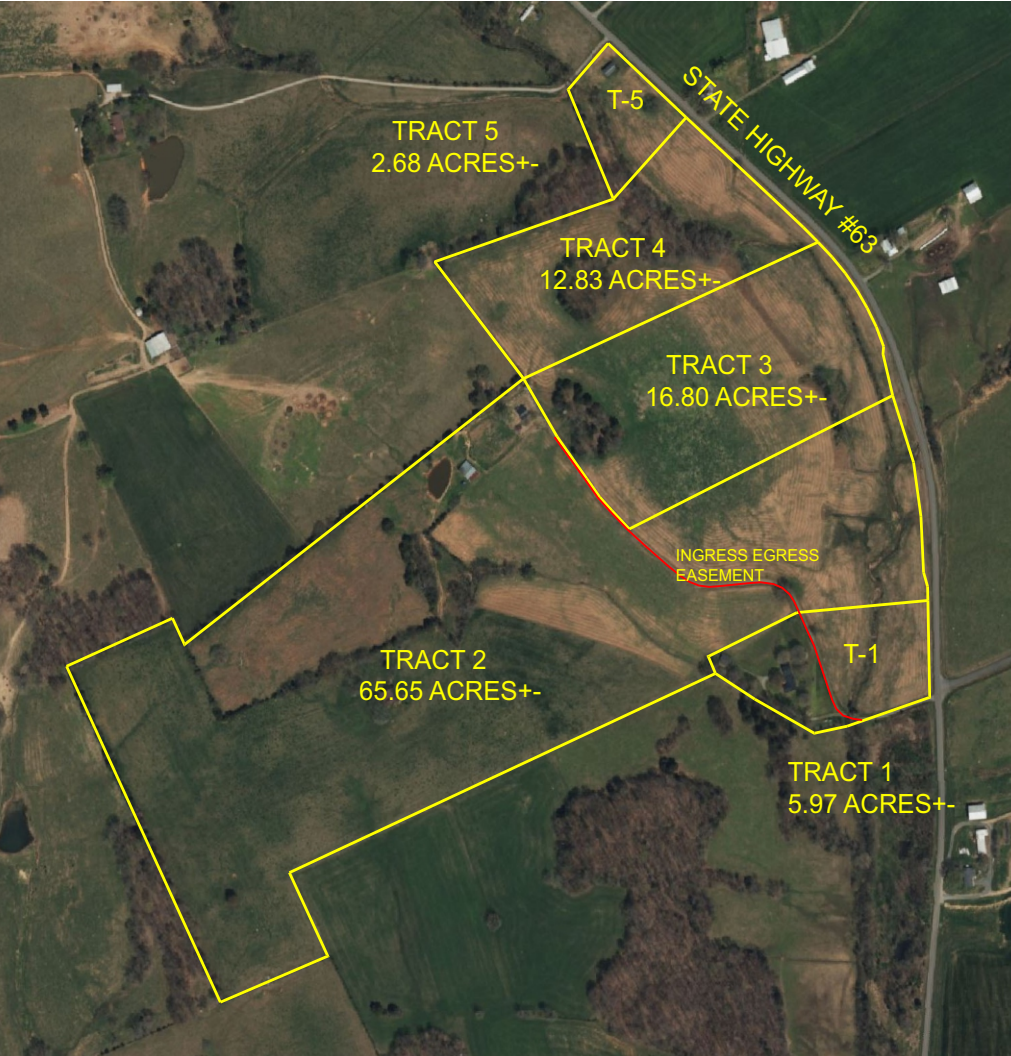
FOR MORE INFO CALL:
RUSSELL MILLS, 270-237-7625
SARA LEFTWICH, 270-407-8560



ALL BIDDERS MUST REGISTER WITH A PHOTO ID. REAL ESTATE- 15% NON REFUNDABLE DEPOSIT DUE DAY OF AUCTION. BALANCE DUE ON OR BEFORE 45 DAYS. **10% BUYERS PREMIUM ON REAL ESTATE.** POSSESSION WITH DEED. 2025 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 ITEMS SELLING 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.

Russell Mills Auctioneer 270-237-7625 // Sandy Mills Broker 270-618-9560

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TRACT 3: 16.80 +/- ACRES
TRACT 4: 12.83 +/- ACRES
TRACT 5: 2.68 +/- ACRES

TRACT 1: 5.97 +/- ACRES - 4 BEDROOM BRICK HOME - 2 BATH - LARGE LIVING ROOM - KITCHEN W/ DINING ROOM - FAMILY ROOM - FIREPLACE - 2 CAR ATTACHED GARAGE - COVERED REAR PATIO - BASEMENT - 2 CAR DETACHED GARAGE

TRACT 2: 65.65 +/- ACRES - OLDER FARM HOUSE - BARN - 1 POND

