

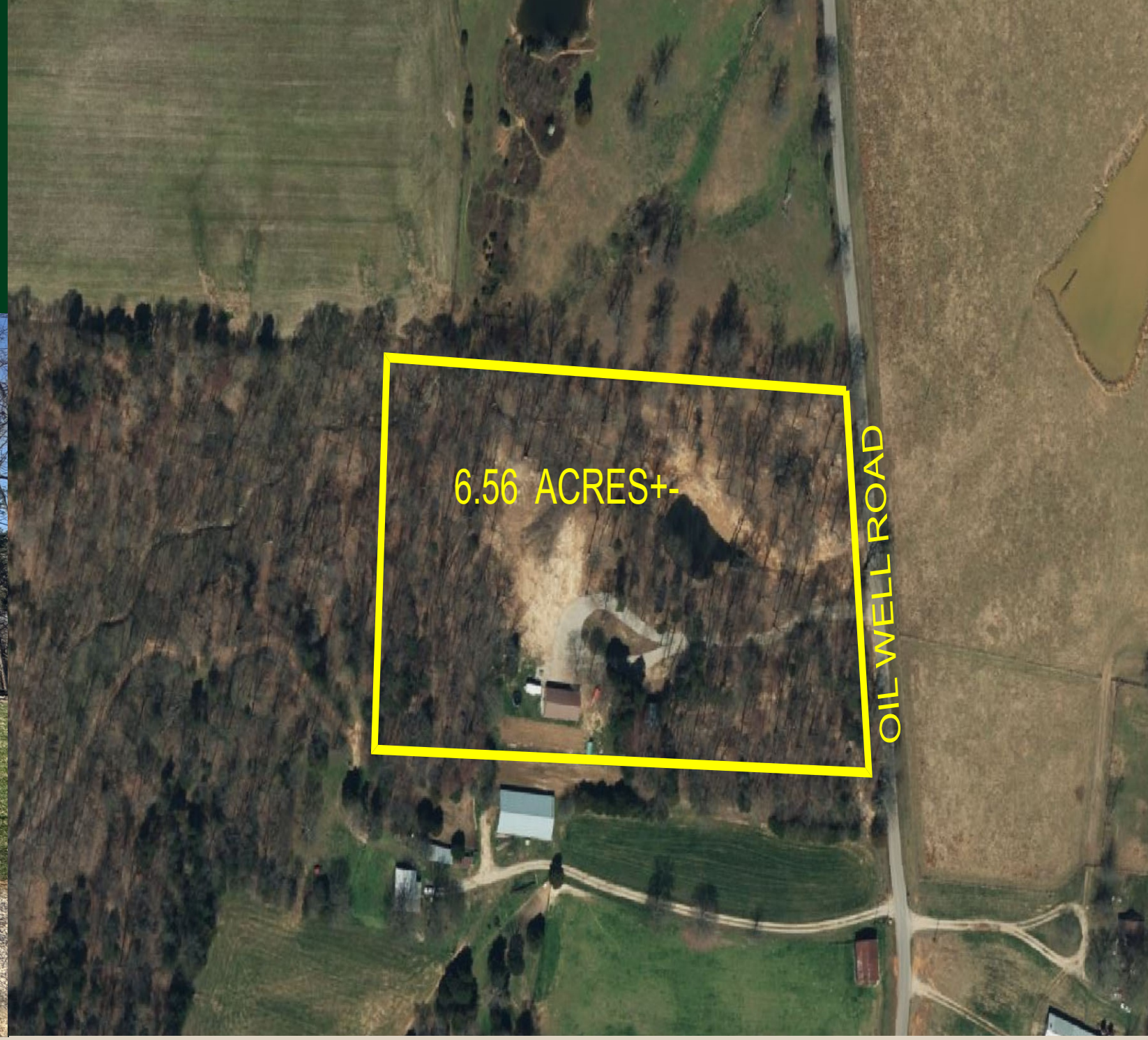
# ON-SITE AUCTION

5475 OIL WELL ROAD - GLASGOW, KY

ON-SITE AUCTION WITH ONLINE BIDDING AVAILABLE



APR  
SATURDAY  
18<sup>TH</sup>  
10:00 AM



6.56 ACRES+

OIL WELL ROAD

6.56 +/- ACRES

FOR MORE INFO CALL AUCTIONEER: RUSSELL MILLS 270-237-7625

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. 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 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.

**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/Realtor 270-618-9560

KAA Auctioneer

NAA Auctioneer

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- \* 3 BEDROOM BARNDOMINIUM
- \* 2 1/2 BATH
- \* LARGE LIVING ROOM
- \* KITCHEN W/ DINNING AREA
- \* OPEN FLOOR PLAN
- \* UTILITY ROOM
- \* 2,008 SQ FT (PER PVA)
- \* BUILT IN 2022
- \* COVERED PATIO
- \* COVERED PORCH
- \* 30X50 ATTACHED GARAGE
- \* LARGE POND
- \* UNFINISHED SHOP BUILDING

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