

PRIME REAL ESTATE

LIVE AUCTION

ONLINE BIDDING AVAILABLE DAY OF AUCTION

320 PEAR ORCHARD ROAD - ELIZABETHTOWN, KY



ZONED R2 ~ 5 TRACTS

26.37+/- ACRES WITH ROAD FRONTAGE ON PEAR ORCHARD RD. NW, JOINS HEARTLAND GOLF COURSE, RESIDENTIAL HOUSES ON BOTH SIDES, ONLY A HALF A MILE FROM N DIXIE HWY, AND SECONDS AWAY FROM ALL THE AMENITIES OF ELIZABETHTOWN, KY.

PROPERTY HAS BEEN IN THE SHELTON FAMILY SINCE 1950'S

SELLERS: HEIRS OF THE CHARLIE AND JEAN SHELTON ESTATE



TRACT 1: 1.51+/- 3 BED 1.5 BATH HOME, BRICK HOME, FULL BASEMENT PARTIALLY FINISHED, 2 CAR ATTACHED GARAGE, BLACK TOP DRIVE, 1872+/- SQFT. PER PVA, BARN WITH STALLS AND TACK SHOP

TRACT 2: 4.42+/-

TRACT 3: 3.68+/-

TRACT 4: 3.37+/-

TRACT 5: 13.39+/- POND

TOTAL ACRES 26.37 +/- ACRES



MILLS
REAL ESTATE & AUCTION CO.
 LLC

SCOTTSVILLE - GAMALIEL - GLASGOW

270-618-7800

Russell Mills
Auctioneer
270-237-7625

Sandy Mills
Broker/Realtor
270-618-9560

FOR MORE INFO CALL AUCTIONEERS: BRENTON RYAN 270-766-8926 / BLAKE RYAN 270-766-7908

WWW.RSMILLSAUCTIONS.COM



TRACT 5
13.39 AC+-

TRACT 1
1.51 AC+-

TRACT 4
3.37 AC+

TRACT 3
3.68 AC+-

TRACT 2
4.42 AC+-

PEAR ORCHARD ROAD

253'

200'

215'

217'

ALL BIDDERS MUST REGISTER WITH A PHOTO ID. REAL ESTATE- 15% NON REFUNDABLE DEPOSIT DUE WITHIN 24 HRS OF AUCTION ENDING. BALANCE DUE ON OR BEFORE 45 DAYS. 10% BUYERS PREMIUM ON REAL ESTATE. POSSESSION WITH DEED. 2024 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.