

34.99 +/- ACRES, 3 TRACTS, 3 BEDROOM HOME, BARN

ABSOLUTE AUCTION

1348 UNION LIGHT ROAD-MAMMOTH CAVE, KY

APR

SATURDAY

20TH
1:00
PM



TRACT1: 1.06 +/- ACRES

**3 BEDROOM 1 1/2 STORY HOME -
2 BATH - LARGE KITCHEN-FIRE
PLACE - EXPOSED BEAMS - LARGE
LIVING ROOM - CENTRAL HEAT &
AIR - PARTIAL BASEMENT - 2985
SQ FT PER PVA - LANDSCAPED
LAWN - BUILT IN 1998**

TRACT2: 28.09 +/- ACRES

**60X100 BARN - POND -
HOMESITES**

TRACT3: 5.84 +/- ACRES

NICE SMALL TRACT - HOME SITES



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. 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.




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

WWW.RSMILLSAUCTIONS.COM



TRACT 2
28.09 ACRES+/-

TRACT 3
5.84 ACRES+/-

EASEMENT

TRACT 1
1.06 ACRES+/-

UNION LIGHT ROAD

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