

TWO SALES IN ONE DAY

471 OLD GLASGOW ROAD * 71 LYONS TRAIL ROAD



LIVE AUCTION

SATURDAY, DEC. 6, 2025 @ 10:00 AM

SELLERS: HOLLINSWORTH ESTATE

LOCATION: BOTH HOMES ARE SELLING FROM 471 OLD GLASGOW ROAD, TOMPKINSVILLE, KY

SALE #1: 471 OLD GLASGOW ROAD, TOMPKINSVILLE

5.31 ACRES SELLING IN THREE TRACTS



TRACT 1



TRACT 1



TRACT 2

Tract One: Brick Ranch home featuring two to three bedrooms, one bath, living room, eat in kitchen and full basement with detached garage. Tract One contains 3.85 acres.

Tract Two: Older Home and .53 acres with frontage on Old Glasgow Road



TRACT 3



Tract Three: .93 acre building lot with frontage on Old Glasgow Road

TERMS AND CONDITIONS: 10% Down day of sale with remainder due on or before 30 days for both sales. Real Estate selling as is where is both surface and subsurface and is selling by new surveys.

LEAD BASED PAINT: The home at 471 Old Glasgow Road was built before 1978 and may or may not contain lead base paint. Buyer will be required to sign a Lead Base Paint Waiver prior to signing Purchase Contract.

POSSESSION: Day of Closing for Sale #1 and Sale #2.

ATTENTION: There will be a 10% Buyer's Premium applied to the final bid of both Sale #1 and Sale #2 to determine final contract price.

SALE #2: 71 LYONS TRAIL ROAD, TOMPKINSVILLE



Sale #2: A Single wide mobile home and one car detached garage setting on a .50 acre lot at 71 Lyons Trail Road. Will sell immediately following Sale #1 at Sale #1 sale site.

FOR MORE INFORMATION AND VIEWING CALL JOE MURPHY AT 270-427-8364 OR JEFF GERALDS 270-427-6559



JOE MURPHY TEAM
270-457-4776

JOE MURPHY - JEFF GERALDS - SARA LEFTWICH
Apprentice Auctioneer

203 FOUNTAIN RUN ROAD • GAMALIEL, KY 42140



TN FIRM #4399