

ONLINE ONLY AUCTION

PERSIMMON KESSLER RIDGE RD TOMPKINSVILLE, KY

TRACT 1:

32.84 +/- ACRES
LODGE STYLE HOME,
CUSTOM BUILT IN 2025,
2 BEDROOM, 2 BATH,
KITCHEN W/ GRANITE
COUNTERTOPS,
LARGE LIVING ROOM,
UTILITY ROOM,
OPEN FLOOR PLAN,
COVERED REAR DECK,
CENTRAL HEAT & AIR,
COUNTY WATER,
STAR LINK SATELLITE.

64X40 METAL BUILDING,
BUILT IN 2025, CONCRETE FLOORS,
BATHROOM, 40X14 PORCH AREA
HUNTING BLIND, MATURE TREES,
OPEN FIELDS, WILDLIFE PARADISE,
LEATHERWOOD CREEK FRONTAGE.



BIDDING BEGINS:
SATURDAY
SEP 26TH @ 10AM

BIDDING WILL BEGIN TO CLOSE:

OCT
THURSDAY
1ST
5:30 PM

EXTENDED BIDDING:
SEE INDIVIDUAL ITEMS FOR EXACT
CLOSING TIMES. THIS IS A TIMED
AUCTION. IF A BID IS PLACED IN THE
LAST FIVE MINUTES THE AUCTION
WILL AUTOMATICALLY EXTEND FOR
AN ADDITIONAL FIVE MINUTES.

61.16 +/- ACRES - 2 BEDROOM MODERN HUNTING CABIN - 2 TRACTS



TRACT 2:
28.32 +/- ACRES,
HUNTING BLINDS,
MATURE TREES,
WILDLIFE
PARADISE,
BACON BRANCH
FRONTAGE.



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FOR MORE INFO CONTACT LISTING AGENT:
RUSSELL MILLS 270-237-7625 OR SARA LEFTWICH 270-407-9560

TERMS & CONDITIONS: ALL BIDDERS MUST REGISTER ONLINE WITH A CREDIT CARD. 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. 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 REAL ESTATE 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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