

SELLING AT ABSOLUTE AUCTION!

NO RESERVE • NO MINIMUM • SELLS TO THE HIGHEST BIDDER!

**75±
ACRES**

ABSOLUTE AUCTION

SATURDAY, AUGUST 15 • 10:00 A.M.

969 CEDAR HILL ROAD, EDMONTON, KENTUCKY



TRACT 1 - 2.84 ACRES+
TRACT 3 - 1.10 ACRES+

30' INGRESS- EGRESS EASEMENT FOR
TRACT 1 AND 4 (BLUE LINE)

TRACT 2
27.36 ACRES+

TRACT 4
43.76 ACRES+

MILLS
REAL ESTATE & AUCTION CO.
"A COMPANY YOU CAN TRUST WITH PROVEN RESULTS"
270-618-7800

KEY AUCTION TERMS

- 15% NON-REFUNDABLE DEPOSIT DUE DAY OF AUCTION
- 10% BUYERS PREMIUM ON REAL ESTATE
- BALANCE DUE ON OR BEFORE 45 DAYS POSSESSION WITH DEED
- SELLS AS-IS, WHERE-IS
- ANNOUNCEMENTS MADE DAY OF AUCTION TAKE PRECEDENCE
- ALL ITEMS SELLING AS-IS WHERE-IS WITH NO WARRANTY EXPRESSED OR IMPLIED. SELLERS NOR AGENT RESPONSIBLE FOR ACCIDENTS.

**MARGARET ANN
MILLER ESTATE**

Offered for Sale



SCENIC VIEWS
FOR MILES



NICE BARN &
STORAGE BUILDINGS



BEAUTIFUL
BUILDING SITES



NEW FENCING
ON BOUNDARIES



OPEN
PASTURE



SCENIC VIEWS
FOR MILES



NICE BARN &
STORAGE BUILDINGS

FOR MORE INFORMATION CALL DEWAYNE POYNTER 270-670-2624 OR RUSSELL MILLS 270-237-7625

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PROPERTY DESCRIPTION

A Rare Opportunity!

A beautiful property that hasn't been available for purchase in over 100 years!

- 🏠 Charming 4-BEDROOM HOME with 1 BATH
- 🏠 TWO CAVES on the property
- 🏠 The BEGINNING of BEAVER CREEK starts on this property
- 🏠 NICE BARN and multiple STORAGE BUILDINGS
- 🏠 NEW FENCING on boundaries

Open rolling land, great building sites, open pasture and scenic views for miles!

*A Truly Rare Opportunity
You Won't Want to Miss!*

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DEWAYNE POYNTER 270-670-2624
OR RUSSELL MILLS 270-237-7625

SANDY MILLS
BROKER

RUSSELL MILLS
AUCTIONEER

DEWAYNE POYNTER
REFERRING AGENT