

ABSOLUTE

APRIL

SATURDAY

11TH
10:00 AM

AUCTION

7724 KY HWY 1546 - MONTICELLO, KY

56.28 +/- ACRES SELLING IN 6 TRACTS

3 BEDROOM HOME - JOINS LAKE CUMBERLAND



FOR MORE INFO CALL AUCTIONEER: RUSSELL MILLS 270-237-7625
OR MICHAEL WILSON 270-622-0545

ALL BIDDERS MUST REGISTER WITH PHOTO ID. REAL ESTATE- 15% NON REFUNDABLE DEPOSIT DOWN DAY OF AUCTION. BALANCE DUE ON OR BEFORE 30 DAYS. 10% BUYERS PREMIUM ON REAL ESTATE. POSSESSION WITH DEED. 2026 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. 10% BUYERS PREMIUM ON PERSONAL PROPERTY. PERSONAL PROPERTY - PAYMENT IN FULL WITH CASH OR CHECK DAY OF AUCTION. ALL REAL ESTATE AND PERSONAL PROPERTY SOLD 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.

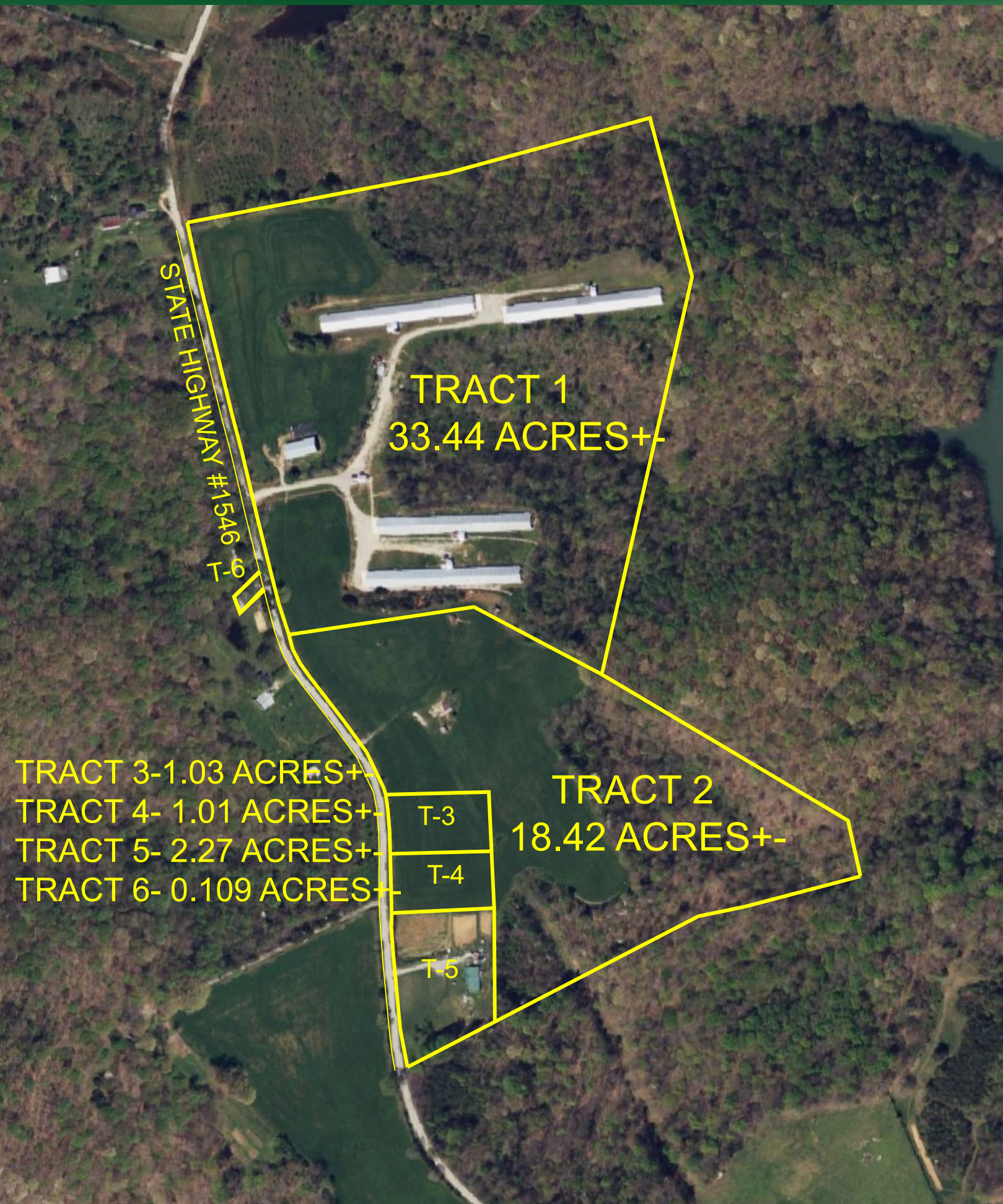
MILLS
REAL ESTATE & AUCTION CO.
"A COMPANY YOU CAN TRUST WITH PROVEN RESULTS"
270-618-7800

Kentucky Auctioneer
KAA
ASSOCIATION

NAA
Auctioneer

WWW.RSMILLSAUCTIONS.COM

***EQUIPMENT TO BE SOLD SEPARATE FROM REAL ESTATE**
***JOHN DEERE 110 KW GENERATOR**
***MAGNAPLUS 75 KW GENERATOR**
***POULTRY FEEDERS, POULTRY WATERERS, SLATS AND MISC POULTRY EQUIPMENT**



TRACT 1: 33.44 +/- ACRES
PASTURE LAND - PARTIALLY WOODED
HOMESITES
3- 40 X 400 CHICKEN BARN
MACHINERY SHED - ADJOINS LAKE CUMBERLAND

TRACT 2: 18.42 +/- ACRES
PASTURE LAND - PARTIALLY WOODED
HOMESITES - ADJOINS LAKE CUMBERLAND

TRACT 3: 1.03 +/- ACRES
VACANT BUILDING LOT

TRACT 4: 1.01 +/- ACRES
VACANT BUILDING LOT

TRACT 5: 2.27 +/- ACRES
3 BEDROOM AND 2 BATH HOME

TRACT 6: 0.109 +/- ACRES
VACANT LOT

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