

AUCTION

APR
THURSDAY
24TH
5:30
PM

1565 SQUIRE LYLES ROAD - SCOTTSVILLE, KY



TRACT 1: 1.14 +/- ACRES - COMPLETELY REMODELED 3 BEDROOM HOME - LARGE KITCHEN W/TITLE FLOORING - DINING ROOM - LIVING ROOM - 1 BATH - CENTRAL HEAT/AD AIR - VINYL PLANK FLOORING - COVERED REAR DECK - 30X40 DETACHED GARAGE W/ CONCRETE FLOORS - CIRCLE DRIVE

TRACT 2: 21.98 +/- ACRES - 30X60 BARN - 2 PONDS - 30X50 LIVESTOCK BARN - PASTURE LAND - PARTIAL WOODED - NUMEROUS HOMESITES



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. 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 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.

FOR MORE INFO CALL AUCTIONEER: RUSSELL MILLS, 270-237-7625 OR JOE COSTELLO 270-622-0357

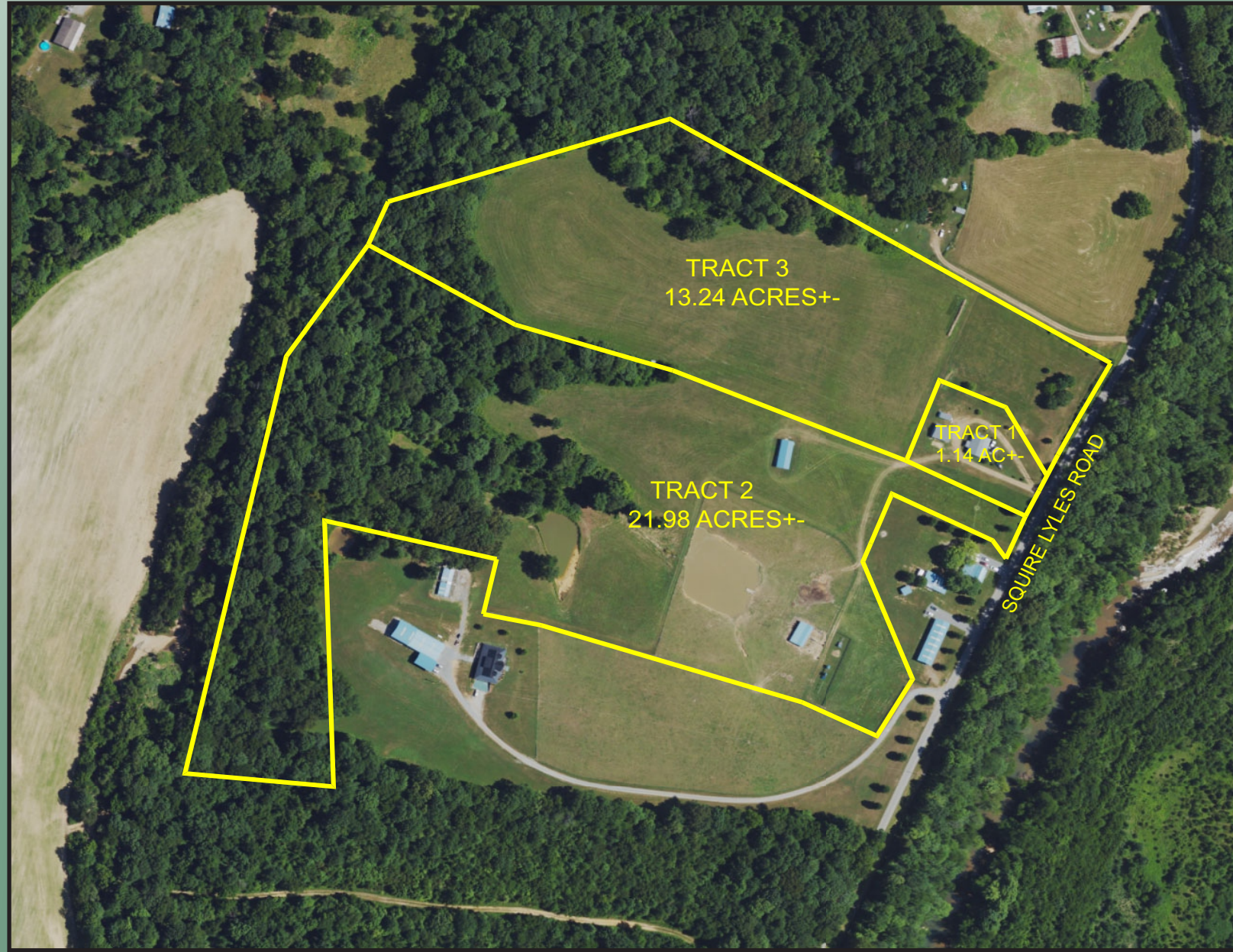
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TRACT 3
13.24 ACRES+-

TRACT 1
1.14 AC+-

TRACT 2
21.98 ACRES+-

SQUIRE LYLES ROAD



TRACT 3: 13.24 +/- ACRES - PASTURE LAND - NUMEROUS HOMESITES

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