

# AUCTION

MAY

SATURDAY

18<sup>TH</sup>  
10:00  
AM

813 GARRETTS HIDEOUT ROAD-GLASGOW, KY



**TRACT 1:**  
**SUPER NICE LOG CABIN WITH 2,289+/- SQ FT THAT WAS BUILT IN 2000. THIS LOG CABIN HAS BEEN VERY WELL MAINTAINED AND IS A ONE OWNER! LOCATION IS THE KEY BEING THAT THIS PROPERTY IS DIRECTLY ACROSS THE STREET FROM BARREN RIVER LAKE AND JUST MINUTES FROM MANY BOAT RAMPS IN THE AREA! THIS HOME COMES WITH APPROXIMATELY 14.16+/- ACRES AND APPROXIMATELY 9 ACRES IN WOODS AND RETAINING IN OPEN. PROPERTY WOULD BE GREAT FOR THAT HUNTER THAT LOVES THE OUTDOORS OR THE FAMILY LOOKING FOR THEIR FOREVER HOME!**

**TRACT 2:**  
**9.93+/- ACRES**

**TRACT 3:**  
**7.04+/- ACRES**



SELLERS: JIMMY AND LOUISE GARRETT

FOR MORE INFO CALL LISTING AUCTIONEER: JESSE MUSE, 270-670-9333

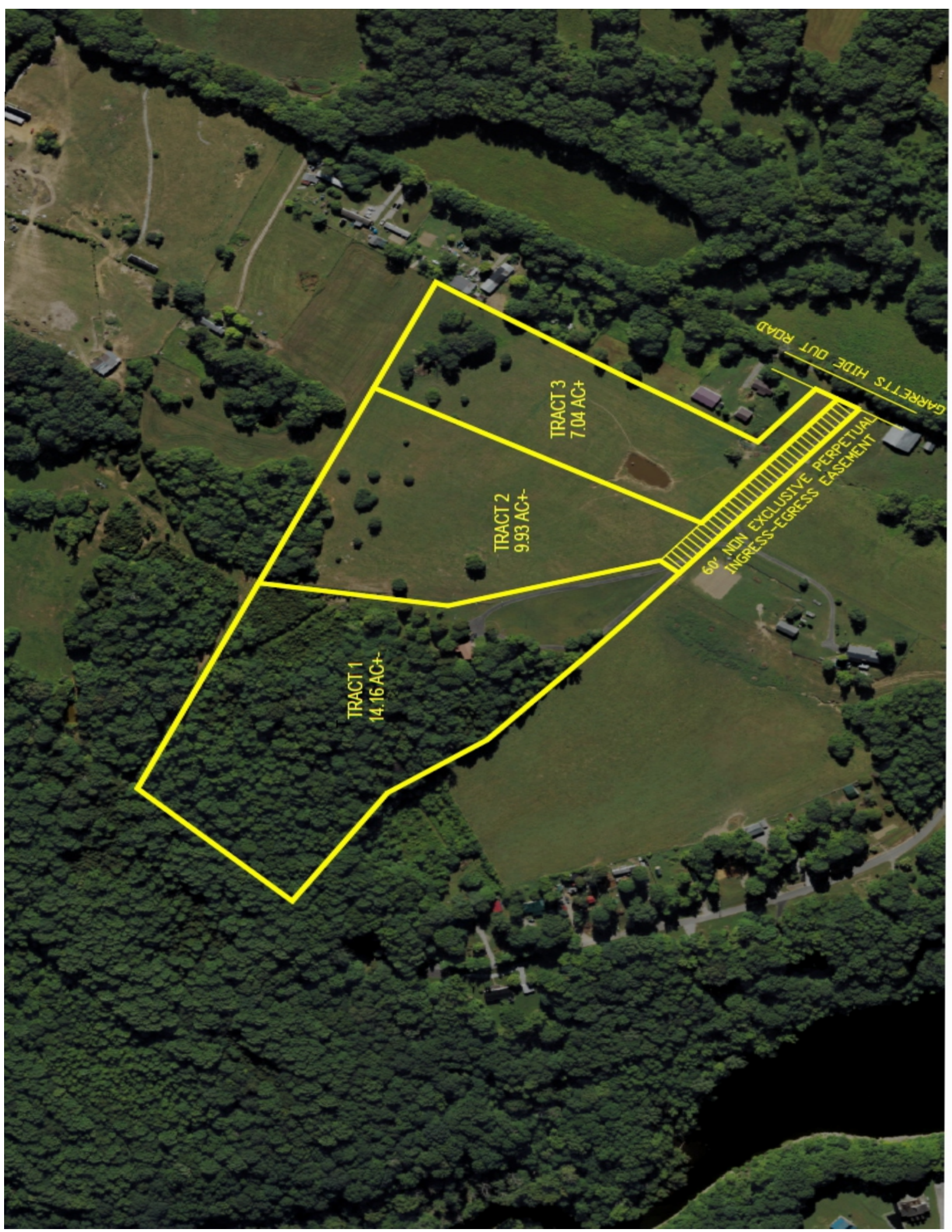



**MILLS**  
**REAL ESTATE & AUCTION CO.**  
 SCOTTSVILLE - GAMALIEL - GLASGOW  
**270-618-7800**  
 Russell Mills Auctioneer 270-237-7625 / Sandy Mills Broker 270-618-9560

\*property lines are approximate.

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. 2024 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.

WWW.RSMILLSAUCTIONS.COM



TRACT 1  
14.16 AC+-

TRACT 2  
9.93 AC+-

TRACT 3  
7.04 AC+

60' NON EXCLUSIVE PERPETUAL  
INGRESS-EGRESS EASEMENT

GARRETT'S HIDE OUT ROAD