

126.6+/- ACRES - 8 TRACTS

AUCTION

MAY

SATURDAY

25TH
10:00 AM

1707 PLEASANT RIDGE CHURCH RD-ADOLPHUS, KY

126.6+/- TOTAL ACRES ROAD FRONTAGE ON TWO ROADS -NUMEROUS HOME SITES - OUTSTANDING FARMLAND!

- TRACT 1: 16.73+/- ACRES FRONTAGE ON PLEASANT RIDGE CHURCH RD**
- TRACT 2: 1.00+/- ACRES FRONTAGE ON PLEASANT RIDGE CHURCH RD**
- TRACT 3: 1.00+/- ACRES FRONTAGE ON PLEASANT RIDGE CHURCH RD**
- TRACT 4: 1.00+/- ACRES FRONTAGE ON PLEASANT RIDGE CHURCH RD**
- TRACT 5: 70.13+/- ACRES FRONTAGE ON PLEASANT RIDGE CHURCH RD**
- TRACT 6: 28.33+/- ACRES FRONTAGE ON PLEASANT CHURCH RD**
- TRACT 7: 5.91+/- ACRES FRONTAGE ON ANDERSON RD**
- TRACT 8: 2.5+/- ACRES FRONTAGE ON PLEASANT RIDGE CHURCH RD**

NEW SURVEY HAS BEEN COMPLETED ON TRACTS 1-7 WITH TRACT 8 BEING SOLD BY THE DEED



SELLER: Nwanguma



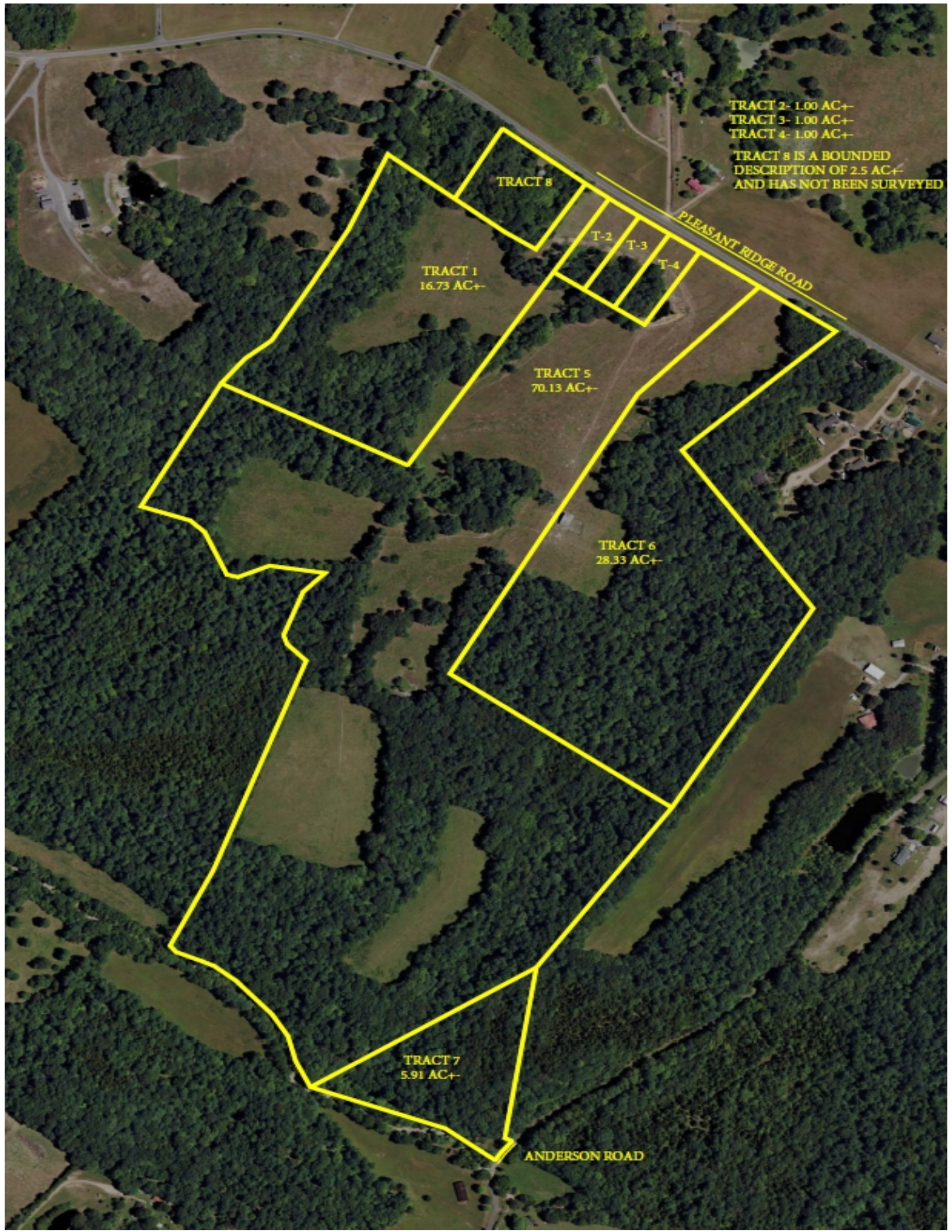
ALL BIDDERS MUST REGISTER WITH A PHOTO ID. REAL ESTATE- 15% NON REFUNDABLE DEPOSIT DUE DAY OF AUCTION. BALANCE DUE ON OR BEFORE 45 DAYS. 7% BUYERS PREMIUM ON REAL ESTATE. POSSESSION WITH DEED. 2024 TAXES PRORATED AT CLOSING. ALL HOMES BUILT BEFORE 1978 MAY CONTAIN LEAD BASE PAINT. PROSPECTIVE BUYERS 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.

MILLS
REAL ESTATE & AUCTION CO.
SCOTTSVILLE - GAMALIEL - GLASGOW
270-618-7800

FOR MORE INFO CALL LISTING AUCTIONEER: RUSSELL MILLS, 270-237-7625

Russell Mills Auctioneer 270-237-7625 / Sandy Mills Broker 270-618-9560

WWW.RSMILLSAUCTIONS.COM



TRACT 2- 1.00 AC+-
TRACT 3- 1.00 AC+-
TRACT 4- 1.00 AC+-
TRACT 8 IS A BOUNDED
DESCRIPTION OF 2.5 AC+-
AND HAS NOT BEEN SURVEYED

TRACT 8

TRACT 1
16.73 AC+-

TRACT 5
70.13 AC+-

TRACT 6
28.33 AC+-

TRACT 7
5.91 AC+-

T-2

T-3

T-4

PLEASANT RIDGE ROAD

ANDERSON ROAD