

3 BEDROOM, 2 BATH, A FRAME HOME WITH 6.16+/- ACRES IN 4 TRACTS

AUCTION

168 HALFWAY ROAD-SCOTTSVILLE, KY

JUNE

SATURDAY

1ST

10:00 AM



EXCELLENT OPPORTUNITY TO BUY A SMALL FARM WITH GOOD HOME OR BEAUTIFUL LOT IN A PRIME LOCATION! THIS PROPERTY OFFERS A BARN, POND, AND FENCED WITH GREAT BUILDING LOTS LOCATED BETWEEN SCOTTSVILLE AND BOWLING GREEN, JUST OFF US 231.



TERRY LYLES ESTATE



**TRACT 1: HOME AND 2.29+/- ACRES
TRACT 2: 1.00+/- ACRE BUILDING LOT
TRACT 3: 0.96+/- ACRE BUILDING LOT
TRACT 4: 1.91+/- ACRE LOT WITH BARN AND POND**

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. PERSONAL PROPERTY WILL BE SOLD ONLINE ONLY BEGINNING MONDAY, MAY 27TH @ 10AM AND ENDING THURSDAY, JUNE 6TH @ 5:30PM. PLEASE VISIT WWW.RSMILLSAUCTIONS.COM FOR ALL INFORMATION.



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

FOR MORE INFO CALL LISTING AUCTIONEER: MICHAEL WILSON, 270-622-0545

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

WWW.RSMILLSAUCTIONS.COM



TRACT 1
2.29 ACRES+/-

281'

TRACT 2
1.00 ACRES+/-

105'

TRACT 3
0.96 AC +/-

105'

TRACT 4
1.91 ACRES+/-

150'

HALFWAY ROAD