

# Absolute AUCTION

**Saturday, September 29, 2018 at 10 a.m. (CST)**

**12101 North Hwy. 127, Albany, KY 42602**

**3 Bedroom, 2 bath home on one acre only minutes from Wolf Creek Dam on Lake Cumberland in Albany, KY.**



This property features a 4 car garage, black top driveway, fireplaces in the living room and basement, walk-in handicapped tub, hardwood floors, metal roof, full unfinished basement with poured walls, high efficiency 80 gal. water heater and updated central heat & air. A large private deck on the back of the home. Out-building will be sold separate.



**Terms:** 15% Down Payment - Sale Date: Balance due on or before 30 days; Possession with deed. 8% BUYERS PREMIUM WILL BE ADDED TO THE WINNING BID to determine PURCHASE PRICE OF THE REAL ESTATE. Seller will be paying the 2018 taxes. Real estate selling "AS-IS, WHERE IS", both surface and subsurface; sold subject to any restrictions, right-a-ways or easements, recorded or unrecorded. Bidders are invited to inspect property and are responsible to complete their own due diligence before sale date. All information herein was obtained from sources believed to be reliable however accuracy is not guaranteed. Payment in cash, or good check. All announcements sale day take precedence over advertising.

**Hunter Shearer - Auctioneer**  
**Nancy Mims - Owner/Broker**

112 E. CUMBERLAND ST. • ALBANY, KY 42602

**606-387-0020**

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