

# AUCTION

**Saturday, October 13, 2018 at 10:00 a.m. (CST)**

***Selling for the heirs of George Craig in 2 tracts  
Kentucky Highway 696, Albany KY, 42602***



## **TRACT #1**

### **SELLING 3 BEDROOM, 1.5 BATH HOME**

3 Bedroom, 1.5 bath home, out building, and cellar on 0.81 acres located on Ky. Hwy. 696 in Albany, KY. The home features vinyl siding, central heat and air, carpet and vinyl floors, tilt out windows in home for easy cleaning, back deck, covered front porch, and black top drive. This home has a nice shaded yard, in a good community and minutes from town. Propane tank is owned by seller and stays with the home.



## **TRACT #2**

### **BARN ON 8.34 ACRES**

The farm is fenced with mostly good rolling pasture, with the remainder in timber.

### ***Personal Property Selling:***

Old cabinet, chest and drawers, small deep freezer, outdoor gliders, sewing machine in cabinet, kitchen table and chairs, refrigerator, 2 full size beds, T.V., hand and garden tools and other misc. items.

Terms: 15% Down Payment - Sale Date: Balance due on or before 30 days; Possession with deed. 10% BUYERS PREMIUM WILL BE ADDED TO THE WINNING BID to determine PURCHASE PRICE OF THE REAL ESTATE. No buyers premium will be added to personal property. 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**

KYRE 27973 / P3216

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