

Absolute

AUCTION



Saturday, October 27, 2018 at 10:00 a.m. (CST)

Selling for the Estate of James M. White

SELLING 2 HOMES IN 2 TRACTS CONSIST OF 30 ACRES +/- AND PERSONAL PROPERTY

TRACT #1: 0.61 Acres

439 Bill Perdue Road, Albany, KY 42602

2006 Clayton 3 Bedroom, 2 Bath Home with wood deck.

The home consists of a large kitchen, living room, utility room, large master bedroom with master bath with a garden tub and two other bedrooms and bath. The home has carpet and vinyl floors.



TRACT #2: 30.15 Acres - 445 Bill Perdue Road, Albany, KY 42602



Wood Siding 4 Bedroom, 2 Bath home with covered porch. This unique home consists of a large kitchen with eat-in bar, large living room, 2 baths, unfinished partial basement, and plenty of storage.

This home is very private.

Personal Property for Sale:

2004 Ford F-150 white 4 door, 1991 Red Dodge Caravan (needs transmission), Kubota Tractor with grater blade and front



plow blade, disc blade, small mower trailer, Amana Refrigerator double door side by side, couple of vacuums, couch sleeper style, matching chair, glider rocker with ottoman, two end tables, two curio cabinets, several wooden bookshelves, twin bed, dresser, older stereo equipment, small computer desk, canon camera in bag with flash, two Sanyo TV's, Samsung monitor, Dell monitor, several computer related items, DVD player, large chest freezer, Delta table saw, misc. power tools, hardware, hand 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. 10% BUYERS PREMIUM WILL BE ADDED ON PERSONAL PROPERTY. The 2018 taxes will be prorated. 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

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606-387-0020

KYRE 27973 / P3216

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