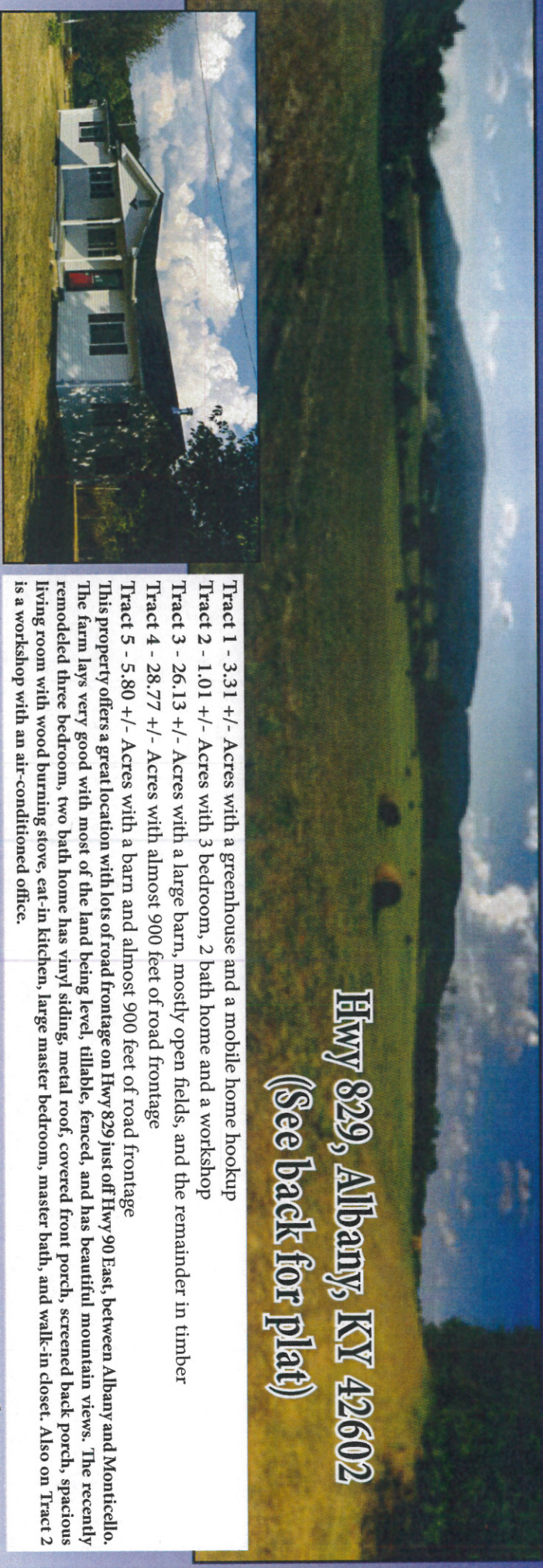


65.02 ± ABSOLUTE AUCTION

Acres Offered in 5 tracts! • Saturday, October 26, 2019 at 10:00 a.m. (CST)

Hwy 829, Albany, KY 42602
(See back for plat)



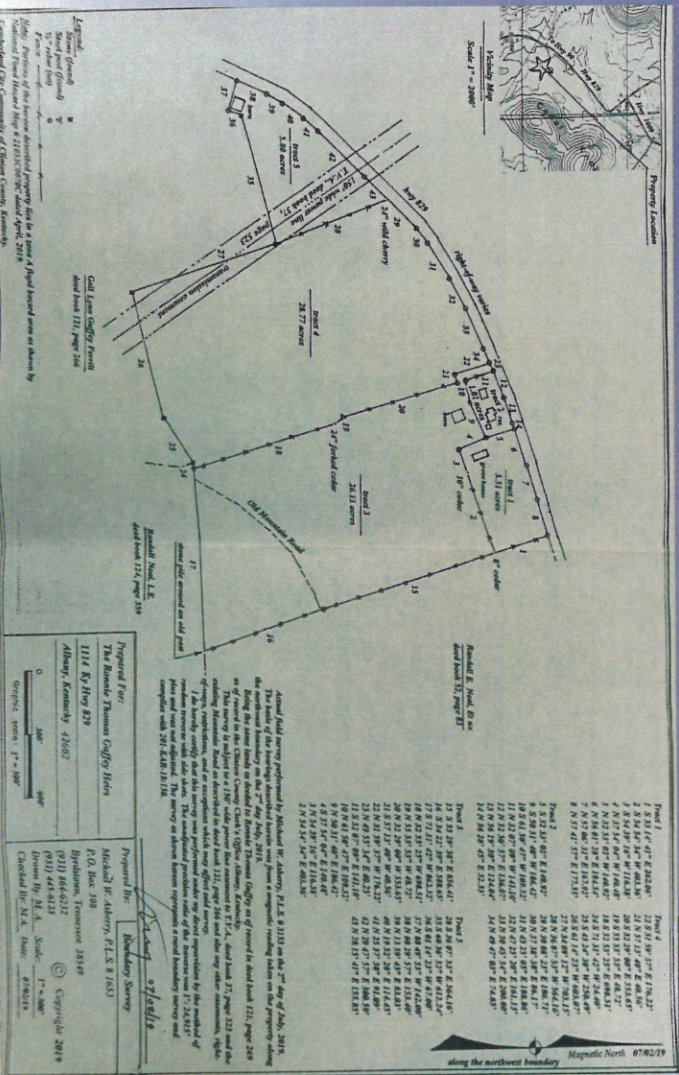
Tract 1 - 3.31 +/- Acres with a greenhouse and a mobile home hookup
Tract 2 - 1.01 +/- Acres with 3 bedroom, 2 bath home and a workshop
Tract 3 - 26.13 +/- Acres with a large barn, mostly open fields, and the remainder in timber
Tract 4 - 28.77 +/- Acres with almost 900 feet of road frontage
Tract 5 - 5.80 +/- Acres with a barn and almost 900 feet of road frontage
This property offers a great location with lots of road frontage on Hwy 829 just off Hwy 90 East, between Albany and Monticello. The farm lays very good with most of the land being level, tillable, fenced, and has beautiful mountain views. The recently remodeled three bedroom, two bath home has vinyl siding, metal roof, covered front porch, screened back porch, spacious living room with wood burning stove, eat-in kitchen, large master bedroom, master bath, and walk-in closet. Also on Tract 2 is a workshop with an air-conditioned office.

Hunter Shearer - Auctioneer
Nancy Mims - Owner/Broker
112 E. Cumberland Street Albany, KY 42602
606-387-0020
KYRE: 27973/P3216
www.countrylakesandland.com



For questions, concerns, or a private showing, call Auctioneer Hunter Shearer at 606-306-2995.
Terms: 15% Down Payment - Sale Date: Balance due on or before 30 days. Possession with deed. 10% BUYER'S PREMIUM WILL BE ADDED TO THE WINNING BID to determine PURCHASE PRICE OF THE REAL ESTATE. Real estate selling "AS-IS, WHERE IS", both surface and subsurface sold subject to any restrictions, right of ways or easements, recorded or unrecorded. Bidders are invited to inspect the property and are responsible to complete their own due diligence before the sale date. All information herein was obtained from sources believed to be reliable, however accuracy is not guaranteed. Payment in cash or good check. 2019 property taxes will be prorated at day of closing. All announcements sale day take precedence over advertising. Each Franchise is independently owned and operated.

Tract 1 - 3.31 +/- Acres with a green house and a mobile home hookup
Tract 2 - 1.01 +/- Acres with 3 bedroom, 2 bathroom home and a workshop
Tract 3 - 26.13 +/- Acres with a large barn, mostly open fields, and the remainder in timber
Tract 4 - 28.77 +/- Acres with almost 900 feet of road frontage
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