

ABSOLUTE AUCTION

Home & 68.48± Acres Offered in 12 Tracts



**Lakes and Land
Realty/Auction**

Saturday, September 24 • 10:10 AM



ON-SITE: 1301 OLD MONTICELLO ROAD, ALBANY, KY 42602

This property is just minutes from Albany and offers endless possibilities. Stunning building sites for your dream home, farmland to expand your operation or start a new venture, hunting, and recreational opportunities!

PROPERTY FEATURES

- 68.48± acres offered in 12 tracts
- 4 BR /1 BA farmhouse (tract 1 - 11.06± acres)
- Dining room, office, den, and a basement
- Enjoy the scenery from the concrete front porch, deck, or wood back porch
- Property does have some exterior fencing
- Yard boasts mature shade trees, a garden area, and grapevines
- Large barn and a 2-car detached garage with concrete floor and electric
- Acreage is mostly open

CountryLakesAndLand.com • 606-387-0020

Hunter Shearer, Principal Auctioneer/Broker/Owner, 606-306-2995 • Jay Craig, Auctioneer/Agent, 606-688-3119 • Jeffrey Cyphers, Auctioneer, 270-459-1193

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NOTE

Various personal property to be sold, including but not limited to cast iron, antiques, spinning wheel, guitars, tools, household furniture, home goods, recliner, horse-drawn equipment, chainsaws, bow and arrows, mason jars, and much more.



**PROPERTY & AUCTION
DETAILS, VIDEO & MORE**

SCHEDULE YOUR PROPERTY TOUR TODAY!

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Terms - 15 % Down Payment (non refundable) – Sale day: Balance due on or before 30 days; Possession with deed. 10% BUYERS PREMIUM will be added to 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. All announcements, sale day take precedence over advertising. Visit website for auction terms. Franchise office is independently owned and operated.

