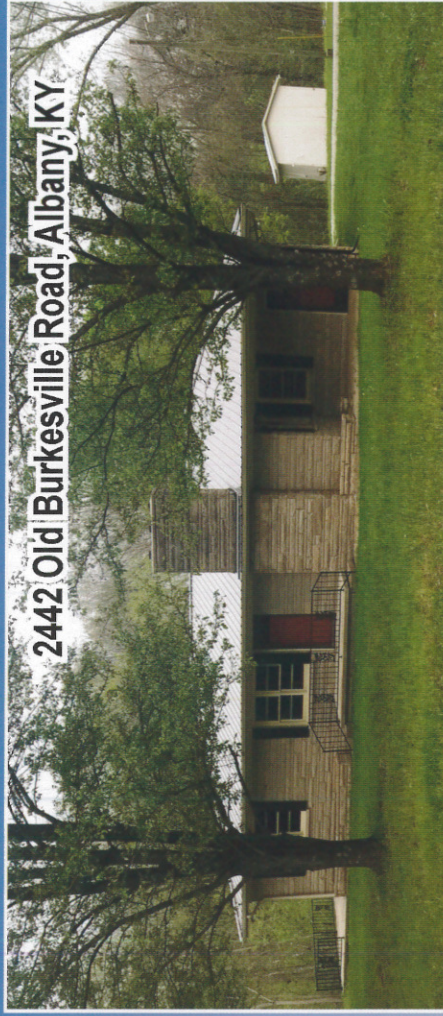




AUCTION

Saturday, June 9, 2018 at 10 a.m. (CST)



2442 Old Burkesville Road, Albany, KY



**3.2
ACRES**



Selling 2 bedroom 1 bath Bedford Stone home with metal roof on 3.2 acres

Real Estate : This newly remodeled home with wood laminate floors consist of a family room, large eat-in kitchen with a wood burning stone fireplace, new stainless appliances stay with the home, built in cabinets, living room, dining room, bath, and 2 bedrooms. The home has several porches for you to enjoy the creek and waterfall on the 3.2 acres. The property also has a mobile home hook up.

Also selling Personal Property: kitchen dining set and chairs, couch, several chairs, drop leaf table, end tables, kitchen dishes ,set of dishes, rocking chairs, 2 twin beds, dresser with mirror, 4 old kitchen bar stools, several mason jars, Dutch oven, cast iron cook ware, wreaths, 2 microwaves, toaster oven, meat grinder, QUILTS, old smaller refrigerator, G E Dryer, Hot Point washer, church pew, old sewing machine in cabinet, rocking chairs, clothes hamper, baskets, jewelry box, framed pictures, picture frames, trunk,mirrors, vacuum cleaner, area rug, gas can, bench press, lawn chairs, walker, hubcaps, area rugs, iron board, old doors,coat rack, old TV in Console, TOYS- b gun, old red wagon, antique child's toy car, kids old wheel barrel, camping tent, misc. tools, garden hoe, rake,hatchet, vice, gas can, ladder, lantern, hammers, ammo box, and other items to many to mention.

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. 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. No Buyers Premium on the sale of the personal items.

Hunter Shearer - Auctioneer
Nancy Mims - Owner/Broker

112 E. CUMBERLAND ST. • 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.**