

# Absolute AUCTION

House and 2.3 acres +/- plus Tractor and Bushhog  
Right in the Heart of Danville, Ky.

**Saturday, June 8th, 2013, 10:30 a.m.**



**Address: 120 West Erskine Ave.  
Danville Ky. 40422**

**Directions:** Take left off of Hustonville Rd. (next to B & E Furniture) onto West Erskine. The property and auction site is at the end of the street.

We have been authorized by owner to sell the above mentioned property to the "Highest bidder" at Absolute Auction. Amenities include: A 2-story farm house with well over 2 acres of land, right in the Heart of Clearview Subdivision. Plus, a vintage tri-cycle wheelFarmall 300 series tractor and bush hog (currently used to for cutting the fields around the home).

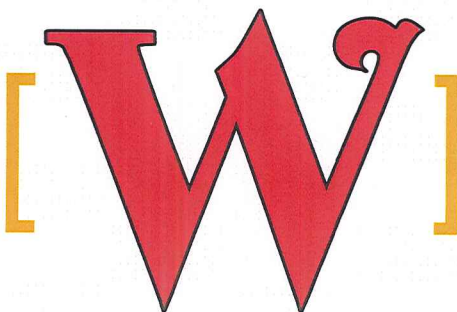
**Auctioneers note:** This 2 story home has lots of room, both inside and out, and needs some renovation and has historical history (known as the Erskine Farm house). Both the house and land have great development potential. If you are interested in investment property and/or development, don't miss this opportunity. The real estate will sell first, followed by the tractor and bushhog.

**For more information and pictures visit: [www.danvillekyrealty.com](http://www.danvillekyrealty.com) or [www.auctionzip.com](http://www.auctionzip.com)**

**Terms:** Real Estate- 20% down day of sale, balance due on or before 30 days. 2013 property taxes prorated date of deed. Cash or good check will be accepted on all personal property day of sale. Kentucky sales taxes will be collected on all sales other than real estate. Property sold as is, no warranties implied or expressed. Important note: **No buyer's premium on this sale! Land to be sold by deed and boundary.**

**Lead base:** Potential bidders will have until sale date to have any and all inspections completed. The successful bidder will be required to sign waiver day of sale.

Contact information: Betsy Wilson/Broker at 859-326-7610 or Tony Wilson/Auctioneer at 859-326-2121.  
Announcements made day of sale takes precedence over written material.



**WILSON REALTY  
& AUCTION CO.**  
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1-800-609-5671 • [www.danvillekyrealty.com](http://www.danvillekyrealty.com)  
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