



# Absolute AUCTION

House, Lot & Personal Property

Saturday, June 7th, 2014, 10:30 a.m. Sharp!

Address:

6431 KY Hwy. 1194  
Stanford, KY 40484



**Directions:** Take Hwy. 127 S. out of Junction City towards Hustonville, turn left on Hwy.1194. House is 6th home on the right. (See signs posted)

We have been authorized by the owner to sale to the "Highest bidder" the above-mentioned property at "Absolute Auction." Amenities include: 3 bedrooms, 2 full baths, large great room and a kitchen w/dining area, plus laundry room and central heat and air. In addition, the home sets on approximately a 1/2 acre lot, with a chain-link fenced rear yard, with a storage building, deck, and swing set.

**Personal Property** - Immediately following the sale of the home we will sale the following personal property! China cabinet-roll top desk-jewelry cabinet w/ mirror-3 cain bottom chairs-Bottled water cooler-Tools- 16"Poland Chain saw- Craftsman- table saw-scroll saw-wood planer- joiner- router – 3 – 5ft. fiberglass step ladders- 1 –30ft. fiberglass ladder- 2 truck tool boxes –80ft. T.V. tower and other misc. items.

**Auctioneers Note:** This is a very nice ranch home with a split floor plan, conveniently located down the road from Wal-Mart. The successful bidder can move right in this one! Don't miss out on your chance to have the winning bid.

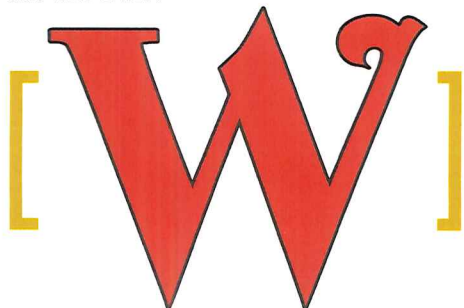
**Auction preview date will be: Thursday May 29th at 6:00 pm.**

**"Broker participation"** is being offered to all agents with potential customers registered 3 days prior to the sale date. Call Tony Wilson for all the details!

**Terms: Real Estate-** 10% down day of sale, balance due on or before 30 days. 2014 property taxes prorated date of deed! Property sold "as is", no warranties implied or expressed." **Important note:** There will be a 10% buyer's premium added to the highest bid to determine the final sale price. **Personal property:** Cash or check day of sale. 6% Ky. sales tax will be collected and a 10% buyer's premium added to the final bid of each item sold.

Announcements made day of sale takes precedence over written material.

**Contact information:** To preview property or for any questions, call Betsy Wilson/Broker at 859-326-7610 or Tony Wilson/Auctioneer at 859-326-2121.



## WILSON REALTY & AUCTION CO.

455 South 4th Street, Suite B • Danville, Kentucky

1-800-609-5671 • [www.danvillekyrealty.com](http://www.danvillekyrealty.com)

Betsy Wilson, Broker 859-236-0021

Tony Wilson, Realtor / Auctioneer 859-326-2121

