



Absolute AUCTION

House, 2 Acre Lot & Personal Property

Saturday, September 6, 2014, 10:30 a.m. Sharp!



Address:

1104 Bluegrass Pike
Danville Ky. 40422

Directions: Take Bluegrass Pike off of Perryville Road. Go approximately 8/10's of a mile. House is on the right. Look for signs posted.

We have been authorized to sale to the "Highest bidder" the above mentioned property at Absolute Auction. Amenities include: Large entry foyer, 4 bedrooms, 3 full baths, eat-in kitchen, formal dining and living rooms, large den w/fireplace, full basement with over 50% finished area, which includes one of the bedrooms and baths, family room with fireplace, plus extra large laundry room. There is also a two-car attached garage and workshop, nice deck, updated central heat and air, updated windows, updated roof and septic system. In addition, the home sets on very nice lot containing approximately 2 acres, with plenty of room to roam.

Auction preview date will be: Sunday, August 24th from 2-4 pm

Immediately following the sale of the home we will sell the following personal property on site: **Tools:** Shop Smith- Mark V Series with table saw, band saw, miter saw, and more. (Manuals included) - 9" craftsman table saw, wood lathe tools, pull behind yard trailer, 5 hp troybilt "pony" rear tine tiller, pull behind dethatcher, pull behind fertilize spreader, very old 2 man and 1 man crosscut saws, work bench and other misc. tools. **Furniture-** Oak table and 4 chairs, Baldwin upright piano, old stereo w/cabinet, records, Glass top coffee table and end table, couch, small bookcase, computer desk w/chair, folding tables, and more. **Glassware and Misc.:** Kenmore refrigerator, child's desk, lots of misc. dishes and glassware, ice cream maker, projector w/screen, storage cabinet, large work table with drawers, large wide screen T.V., clothes rack, books and many other items.

Auctioneers Note: Not often will you have the opportunity to purchase a very nice brick ranch with the amenities that this home offers, in a great neighborhood in the Boyle County School District. This home has many expensive upgrades already completed for you. Don't miss out on your chance to have the winning bid.

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

Terms: Real Estate- 10% down day of sale, balance due on or before 30 days with possession. 2014 property taxes prorated date of deed! Property sold "as is" no warranties implied or expressed.

Note: There will be a 10% buyer's premium added to the highest bid to determine the final sale price.

Personal property: Cash or good 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 take precedence over written material.

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



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