



LOCATION!
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Absolute AUCTION

HOUSE, SHED AND 5 ACRES +/-
PLUS FARM EQUIPMENT & PERSONAL PROPERTY

Saturday, June 15th at 10:30 am Sharp!



Address: 5690 Louisville Rd. Salvisa, Ky. 40372 (Mercer Co.)

Directions: Take Hwy #127 north from Harrodsburg. Go approx. 8.2 miles and property will be on the left side of highway. Salvisa sign in front yard (2/10's of a mile from Anderson Co./Mercer Co. line - see signs posted.)

We have been authorized by the executrix for Victor Boyd to sell the above-mentioned property at Absolute Auction. This ranch home sets on approx. 5 acres and offers 3 bedrooms, 2 baths, kitchen w/2 pantries, formal dining room, family room with fireplace, bonus room, mud room and a sunroom.

Other amenities include: Newer roof, upgraded replacement windows, large deck and land that is partially wooded.

Auction Preview Date: Wednesday, May 29th at 5:00 pm

Auctioneers note: Mark your calendars for this sale. This is your opportunity to buy at your price this very spacious, (both inside and out) ranch style home. This home has a fantastic location. This brick home needs some T.L.C., some of which needs finish work, as well. This property would be a great family home or a fantastic home to flip. Home is conveniently located to Lawrenceburg, Bluegrass Pkwy. and Harrodsburg, and a short drive to Frankfort. We will sell the home first, then the personal property. Remember that everything, including the real estate is selling to the "highest bidder" so come on out and join us.

Farm equipment, tools, and personal property- Equipment- "New" Wood Max 7600 backhoe attachment with seat, 3 pt. hitch grader blade, 3 pt. hitch grader box, 3 pt. hitch 72" finish mower, 3 pt. hitch bush hog, John Deere LA-105 riding mower, John Deere lawn trailer, weed eaters (1 gas, 1 electric), Green Works pressure washer, lawn wagon, lawn dethatcher, garden tiller, 3 pt. hitch carry-all frame, pull-behind sprayer, new 6 cu ft. concrete mixer.

Tools - Kobalt tile saw w/stand, Coleman 1000 power inverter (new still in box) Chain saw, shop vac., gig saw, air chisel, air tank, air compressor, appliance dolly, mop bucket, Mr. Heater propane heater, dremel tool, nuts and bolts bin, vacuum cleaner, floor fan, new tool handles, T.V. antenna, animal traps, Skill saw, numerous misc. power and hand tools, bug catcher, 2 stepladders, and misc. garden tools.

Misc.- Yamaha keyboard with stand, 12 ft. canoe, 2 dog houses, bicycles, hammock with frame, metal patio table and 4 chairs, 4 burner gas grill, Weber charcoal grill, fire pit, ceiling-mounted pot holder, rack (on wheels), fireplace tool set, small bench, toddler bed, large desk with chair, dropleaf hard rock maple table, new ceiling fan still in box, curio cabinet, chest deep freeze, pet carrier, wardrobe, oak shelves, box lots and many more items too numerous to mention.

Terms of sale: 20% down day of sale, balance due on or before 30 days with possession. 2019 property taxes will be prorated date of deed. Property is being sold by the deed and boundary. Property being sold "as is where is," no warranties implied or expressed.

Equipment and personal property- cash or good check day of sale. 6% KY sales tax will be collected. **Note: No buyers premium added on sale!!**

Lead Base: All potential bidders may have and any all inspections completed prior to sale date. The successful bidder will be required to sign a lead base paint waiver day of sale.

Announcements made day of sale takes precedence over written material.

Contact Betsy Wilson Broker @ 859-326-7610 or Tony Wilson Realtor/ Auctioneer @ 859-326-2121

Pictures and printable flyer can be found at www.auctionzip.com



**WILSON REALTY
& AUCTION CO.**

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