



Absolute ESTATE AUCTION

HOUSE AND LOT
2 Vehicles/1 Riding Mower

Saturday July 25, 2020 - 10:30 AM Sharp!



Address: 704 Pontiac Drive Danville, KY 40422

Directions: Turn off Lexington Ave onto Grabruck, drive one block and turn left onto Nokomis Street, then turn onto first street on left and continue to intersection of Pontiac Drive. Turn left. Home will be on your right. (See signs and arrows posted)

We have been authorized by the executor for the estate of the late Mr. Bill Clayton to sell to the "highest bidder" this nice ranch home consisting of 3 bedrooms, 2 baths, formal living room, den, eat-in kitchen and a 2-car carport with a storage room.

Other amenities include: Newer H.V.A.C. unit, attic and crawl space storage, large deck and nice yard.

AUCTION PREVIEW DATE: JULY 9, 2020 AT 6 PM

Auctioneers note: Mark your calendars for this sale. This is your opportunity to buy at your price this super nice brick ranch home that has been very well-maintained. This home has a great location, as well. Following the sale of the real estate we will then sell the vehicles and lawn mower. Remember: everything, including the real estate is selling to the "highest bidder" live and onsite so come on out and join us at the sale. **Vehicles and Lawn Mower** - 2006 Cadillac DTS (77,000 miles) - 2004 Ford Ranger (55,000 miles)-8 hp rear engine (older model) Snapper riding mower.

Terms of sale: Real Estate - 10% down day of sale, balance due on or before 45 days with possession. 2020 property taxes will be prorated date of deed. Property is being sold by the deed and is being sold "as is where is," no warranties implied or expressed.

Vehicles and mower - cash or good check day of sale. 6% KY sales tax will be collected on mower only. There will be a 10% buyer's premium added to the final sale price of all items sold, including real estate to determine the final sale price.

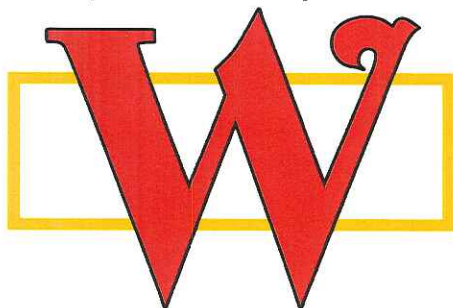
Lead Base: All potential bidders may any all inspections completed prior to sale date. The successful bidder will be required to sign a lead base paint waiver day of sale.

Note: Due to the coronavirus government guidelines and orders and to comply with CDC and local health department guidelines and to protect our customers/ bidders, we will encourage the maintaining of social distancing at our live auctions to further prevent the spread of Covid-19.

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

For more pictures and a printable flyer can be found at www.danvillekyrealty.com or www.auctionzip.com



**WILSON REALTY
& AUCTION CO.**

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