



Absolute ESTATE AUCTION

HOUSE AND LOT

Saturday, August 20th 2022 - 10:30 AM Sharp!



518 East 2nd St. Perryville, KY 40468

Directions: Home is on your left as you come down the hill into Perryville from Danville, Ky. We have been authorized by the heirs of the estate of the late Mr. Jimmy and Pearl Cocanougher to sell to the "highest bidder" this nice ranch home consisting of 3 bedrooms, 2 baths, Great room, formal dining room. eat-in kitchen w/ washer and dryer closet and a large 2-car attached garage.

Other amenities include: Central air and Heat ,approx. 1acre lot, 2 out buildings, patio, plus home is on septic (no sewer bill) city water, electric and natural gas.

(SEE SIGNS AND ARROWS POSTED)

Auction Preview Date: Wed. August 10th from 4 to 7pm

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 right in the heart of historic Perryville, Ky. This estate home is selling to the "highest bidder" live and onsite so come on out and join us at the sale. This is your chance to buy at your price. Remember highest bid wins at auctions.

Terms: Real Estate- 10% down day of sale, balance due on or before 30 days with possession. 2022 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. There will be a 10% buyer's premium added to the final sale price of the home to determine the final sale price. 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
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