

Absolute REAL ESTATE AUCTION



Saturday, April 16, 2022 @ 10 AM
153 Mohawk Drive, Paducah, KY 42001

**GREAT
INVESTMENT
OPPORTUNITY!**



The Michael Scott Connor Estate



**2 BEDROOM, 1 BATH HOME
WITH DETACHED GARAGE!**
Welders, Tools, 10'X16' Shed - SELLING SEPARATE!

ALSO SELLING:
FURNITURE - HOUSEHOLDS - TOOLS
SHOP ITEMS - COLLECTIBLES

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270.247.3253 | 800.380.4318

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ABOUT THE REAL ESTATE: This charming two bedroom one bath home was built in 1962 and offers endless possibilities! If you are looking for rental property or to downsize this home is perfect for you! This home has been well taken care of and is move in ready for the new buyer. The exterior features include a covered 8'X12' back porch, a 20'X25' detached garage with 12'X20' lean too. The property is located on a 0.21 acre lot in the Cherokee Highlands Subdivision.

The Michael Scott Connor Estate



PERSONAL PROPERTY:

PORTABLE BUILDING: 10'X16'

Shed Selling Separate - **TOOLS:** Sockets/Wrenches/Hammers/Screwdrivers, Dewalt & Milwaukee Drills/ Buffers/Sanders, Tap & Die Kits, Lincoln SP-125 Plus Welder on Cart, Lincoln Power Mig 200 Welder, Miller Syncrowave Tig, Hypertherm Power Max 350, 7500 Watt Porter Cable Generator, Tool Boxes, Sandblast Cabinet, Stand Up Air Compressor, Welded Steel Shop Table, Metal 2 Door Shop Cabinet, 2 Door Cabinet, Steelmax Metal Cutting Saw, Dewalt Skill Saw, Dewalt Band Saw, Dewalt Minter Saw, Dewalt Table Saw, Delta

12 1/2
Planner, Delta
Drill Press, Milwaukee Drill
Press, Jet Band Saw, 48" Sheet
Metal Brake, Benchtop Press, Benchtop
Sanding Wheel, Ryobi Oscilating Spindle Sander, Floor
Mount Belt Sander, Hoover Garage Vac, Welding Hoods
& Gloves, Sanding Belts/Pads/Wheels, (2) Propane

Torches
& Carts - **SHOP**

ITEMS: Old Hand Crank
Drill Press, Fly Fishing Poles, Air
Tank & Hose, Gas Cans, (2) Stihl Weadeaters,
Coolers, Rakes/Shoves/Hoes, Ladders, Bins of Screws/
Nails/Bolts/Nuts, Holesaws, Weber Grill - **APPLIANCES/**
HOUSEHOLD: Maytag Stove, Maytag, Refrigerator,

Fridgidaire Washer/
Dryer Combo, Griddles, Coffee Maker,

Blenders, Can Openers, Glasses, Plates,
Kitchenware, Coffee Grinder - **FURNITURE:** Couch &
Chair & Loveseat, 3 Piece Coffee Table & End Tables, Wood
Hide-a-Bed, Wood Bookshelves, Wood Computer Desk,
Wood 2 Drawer File Cabinet, Wood Bed with Pullout
Drawers + Dresser with Night Stand, Lamps, Several Eric
Teeney Vintage Lithograph Prints, Multiple Pictures, World
Map Framed Picture, CooCoo Clock, Old Antique Jack,
48" & 18" Vizio TV's, 2 Shadow Box Display of Knives, Old
Fishing Sphere, Totem Wood Pole Display, Dietz Lantern



REAL ESTATE TERMS: A 10% Buyer's Premium Will Be Added To The Final Bid Price & Included In Contract Price. A 15% Deposit Is Due Day Of Auction With The Balance Due In 30 Days. The Property Is Being Sold On An "AS

IS, WHERE IS" Basis, And No Warranty Or Representation, Either Express Or Implied, Concerning The Property Is Made By The Seller Or Auction Company. Each Potential Bidder Is Responsible For Conducting His Or Her

Own Independent Inspections Investigations, Inquires, And Due Diligence Concerning The Property. Buyer Will Be Required To Sign A Lead Based Paint Disclosure Waiving The Opportunity To A 10 Day Post Sale Inspection.

Make Inspections Prior To Date Of Sale. **PERSONAL PROPERTY TERMS:** A 10% Buyer's Premium Will Be Added To The Final Bid And Included In The Sales Price. Full Settlement Date Of Sale. Check Or Cash Only.

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