

Absolute REAL ESTATE Auction

1765 COUNTY LINE RD./HWY. 1820 | MELBER, KY, 42069



PREVIEW DATE:

Monday, September 12 from 5-6 PM

Saturday, September 17th, 2022 @ 10:00 AM



Estate of James C. & Ruth Delene Mills

*Great Building
Tracts!*



Also Selling - 2021 Buick Enclave

HARRIS
Real Estate & Auction

**4 BEDROOM
1 BATH HOME**
on 3.57 Acres
in 3 Tracts!

270.247.3253 | 800.380.4318 **harrisauctions.com**

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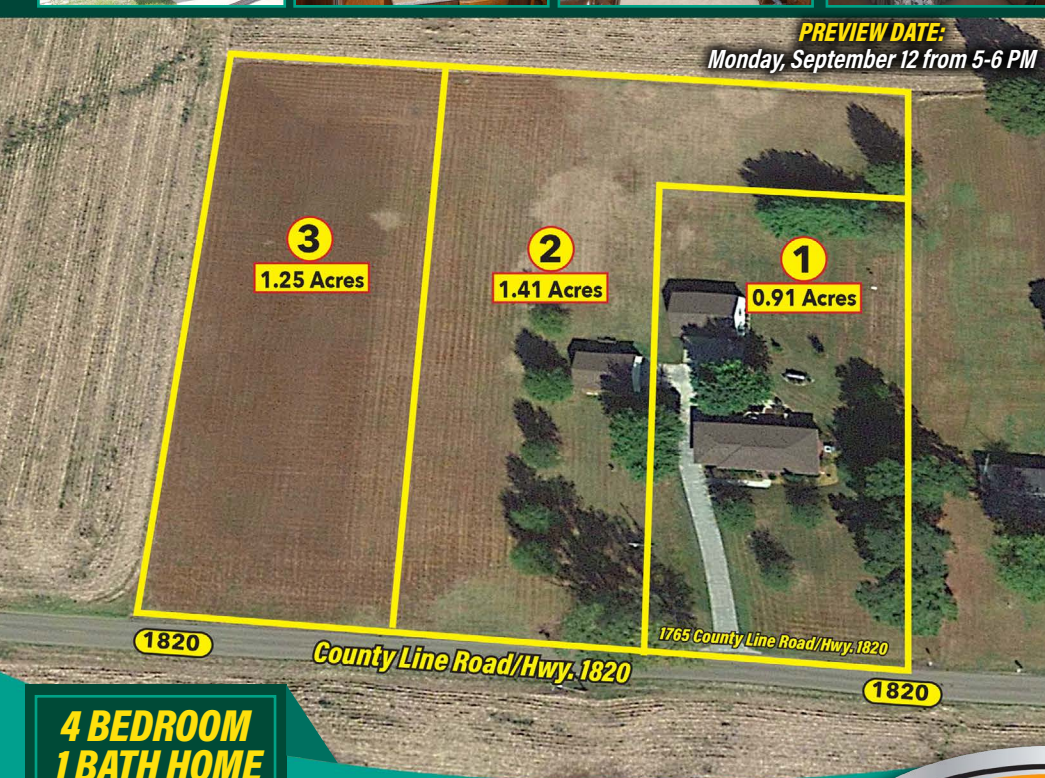
TRACT 1 DETAILS: This beautiful home has 4 bedrooms, one bath, and situated on 0.91 acres. The kitchen has solid walnut custom built cabinets with quartz counter-tops. All of the drawers are soft-close, meaning no more slamming cabinets. The dining room joins the kitchen with sliding glass doors opening to the Trex back deck. The living room features custom built in bookcases with gas fireplace, and a large window filling the room with natural light. The home has central heat and air. Exterior features include, concrete driveway with 30' x 34' detached 2 car garage/workshop.

TRACT 2 DETAILS: 30' x 24' detached 1 car garage situated on 1.41 acres, GREAT BUILDING SITE!

TRACT 3 DETAILS: 1.25 Acres - EXCELLENT BUILDING SITE!



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VEHICLE: 2021 Buick Enclave All Wheel Drive (4,073 mi) Model: 764NB56 VIN: 5GAEVAKW7MJ209316

FURNITURE: Hancock and Moore Leather Couch and Chair, Oval Wood Table, Lamp Table, Three Drawer Lamp Table, Oak Octagon Table w/6 Chairs & China Cabinet, Oak Claw Footed Curio Cabinet, German Antique Oak Cabinet, 4 Drawer Oak Filing Cabinet, Antique 4 Door Oak Ice Box, Oak Desk, Barrister Bookcase, Walnut Entry Table, 2 Door w/Drawer Walnut Cabinet, Queen 5 Piece Wood Bedroom Suite by Sumter Cabinet Co., Cloth Recliner, Dixie 3 Pc. Bedroom Suite - Wood, Child's Rocking Chairs, Child's Wooden Chairs, Raggedy Ann High Chair, Antique Baby High Chair, Dresser with Mirror, Chest of Drawers

ALADDIN ANTIQUE LAMPS W/STAMPED CHIMNEYS: Clear Glass Lincoln Draper Aladdin Model C, Metal Aladdin No. 8, White Alacite Ivory Tall Aladdin Lincoln Draper Model B, 21 C Aladdin Metal Lamp, Aladdin 23 Lamp, Aladdin Model 9 Metal Lamp, Aladdin Lamp Parts

MISC. LAMPS: Numerous Antique Coal Oil Lamps, Hand painted Lamp, Hanging Lamps, Finger Lamps, Floor Lamps, Pair of Electric Lamps with White Gloves, Railroad Lanterns

APPLIANCES, KITCHEN & COLLECTIBLES: Maytag Washer and Dryer (Purchased July 2021), Shark Vacuum, Kirby G5 Vacuum, All American Cast Aluminum Pressure Cooker, Blue Band Stoneware #5 Crock, Blue Band Stone Ware #6 Crock, Visionware, Tin Pans, Food Processor, Pyrex Bowls, Cuisinart Toaster, Bunn Coffee Maker, Egg Server, Wild Oats Pattern Place Setting, Punch Bowl w/Cups, Ceramic Server w/Candlesticks & Sugar - Poland, Kitchen Aide Mixer, Corning Ware, Wicker Baskets, Wicker Laundry Basket, Wall Hanging Prints, Regulator Wall Clock, Black Forest Westminster Wall Clock - England, Goebel Figurines, Pressed Glass Candy Dish w/Lid, Kaiser Germany Figurines (Lady w/Child and Dolphins), Costume Jewelry, Ladies Purses, What-Not-Shelf, Books, Pine Record Player, Records, Christmas Decor, Consoles

LAWN EQUIPMENT & GARAGE: Husqvarna LTH2042 OHV Power Kohler Riding Lawn Mower w/Kohler Courage 20HP Engine, Husqvarna 650 RTT Tiller w/Briggs Stratton INTEK 190-6.5hp, Stihl BG 56C Blower, Kobalt Brushless 80v Max Blower, Craftsman 12 AMP Edger, Husky 5000 Watt Portable Generator - 6250 Starting Watts, Briggs and Stratton 650 Engine Series 2500 PSI 2.0 GPM, Weber Charcoal Grill, Outdoor Swing, Picnic Table, Wrought Iron Bench, Lawn Cart, Scott Seeder, Pruners, Yard Tools (Hoes, Shovels, Pitch Forks), Weber GS4 High Performance Grill, 5 Piece Outdoor Set, Lawn Chairs, (2) 4 Ft, Aluminum Ladders, Extension Ladder, 6' Werner Ladder, Lakewood Fan, Craftsman Tool Boxes, Dura Heat Portable Kerosene Heater, Work Light, Gas Cans, Pet Carrier, Bicycles, Hanging Baskets, Roll Around Cart/Seat, Wilton Vice, Panavise, Bolt Bins, Hammers, Wrenches, Shop Lights, Wheel Barrow, Multiple Coolers, Galvanized Trash Can, Small Metal Tool Box, Extension Cords

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.



REAL ESTATE TERMS AND CONDITIONS

PROCEDURE: The property will be offered in 3 tracts, any combination of tracts, or as a whole property. The property will be sold in the manner resulting in the highest total sale price. Personal property will be sold directly after real estate.

BUYER'S PREMIUM: A 10% Buyer's Premium will be added to the final bid and included in the deed transaction sale price.

DOWN PAYMENT: 15% as down payment on the day of the auction with balance in cash at closing or before 30 days. The down payment may be in the form of cashier's check, personal check, or corporate check. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING. SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.

CLOSING: Closing shall take place on or before 30 days from auction date.

REAL ESTATE TAXES: All 2022 ad valorem taxes will be prorated at closing.

SURVEY: The property will be sold by current deed. **DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and all related materials is subject to the Terms and Conditions outlined in the Purchase Agreement. **ANNOUNCEMENTS MADE BY THE AUCTION COMPANY AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL, OR ANY OTHER ORAL STATEMENTS MADE.** The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property

NEW DATA, CORRECTIONS, AND CHANGES: Please arrive prior to scheduled auction time to inspect any changes, corrections, or additions to the property information.



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