

ABSOLUTE REAL ESTATE AUCTION

SATURDAY
November 26th
@ 10 AM

PREVIEW DATE:
Monday, Nov. 21, 2022 - 5-6 pm

309 STATE ROUTE 1901 | MARION, KY 42064

BRICK HOME ON

40.26
ACRES

in 4 Tracts
& Combinations

AUCTION HELD ON-SITE!

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270.247.3253 | 800.380.4318



Personal Property to Sell
Directly After Real Estate

Also Selling:

- GUNS/COINS
- FURNITURE
- APPLIANCES
- HOUSEHOLDS



Entrance off State Route 1901

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GUN/COINS • FURNITURE • APPLIANCES • HOUSEHOLDS

GUNS/COINS: Winchester Model 94 Lever Action 30-30 Ithaca, 22 Long Rifle, New England Firearm - 12 Gauge Single Shot Shotgun - Serial #509220, Ike Dollars - 1971(4), 1972(3), 1974(2), 1976(1), Kennedy Half Dollars - 1964, 1967(2), 1969(2), Bicentennial Quarters, 7 Susan B. Anthony

APPLIANCES: Maytag Washer & Dryer, Kenmore Chest Deep Freeze, GE 40" Stove, GE Refrigerator, Microwaves

HOUSEHOLDS/GLASSWARE: Everyday Kitchenware, Flatware, Cookware, Numerous Books, Several Lamps, Crockpots, Dehydrator, Canvas Paintings, Fire King Plate & Saucers, Moon & Stars Candy Dish, Silver Plated Platter, Gravy Bowl & Several Serving Pieces, Animal Figurines, Religious Prints, Figurines, & Décor, Large Assortment Of Glassware, Cups, Dishes, Plates, Mirrors, Women's Purses, Stainless Flatware Set, Costume Jewelry, Tiffany Style Lamps, Soup Tureen, Royal Majestic China Set, Metal Statues,

Florals, Ceramic Asian Urn, Multiple Canister Sets, Tea Kettles, Broker Sewing Machine, Doll Collection, Several Oil Prints & Paintings, Straw Hats

FURNITURE: Leather Couch, Leather Love-seat, Multiple Coffee Tables, End Tables, Kitchen Table With 4 Chairs, Roll Around Kitchen Island, Bookshelves, Metal Filing Cabinet, Wood Rocking Chair, Heavily Ornate Dining Room Table With 8 Chairs & Lazy Susan, Ornate China Cabinet, Large Ornate Mirror, What Not Shelves, Hand Painted Chests & Accent Table, Large Antique Trunk, Cuckoo Clock, Metal Slipper Chair, 5 Pc Heavily Ornate King Bedroom Suite, 5 Pc Queen Bedroom Suite, Full Size Bed, Chest Of Drawers, Leather Chair, Metal Shelving, Umbrella Stand, Ornate Easel, Cloth Couch, Peacock Cane Chairs, Shelf, And Table, Upright Piano, Wickers Chairs & Table, Wood Wardrobe, Singer Treadle Sewing Machine, Waterfall Dresser, Small Entertainment Center

VAN: Lumina APV



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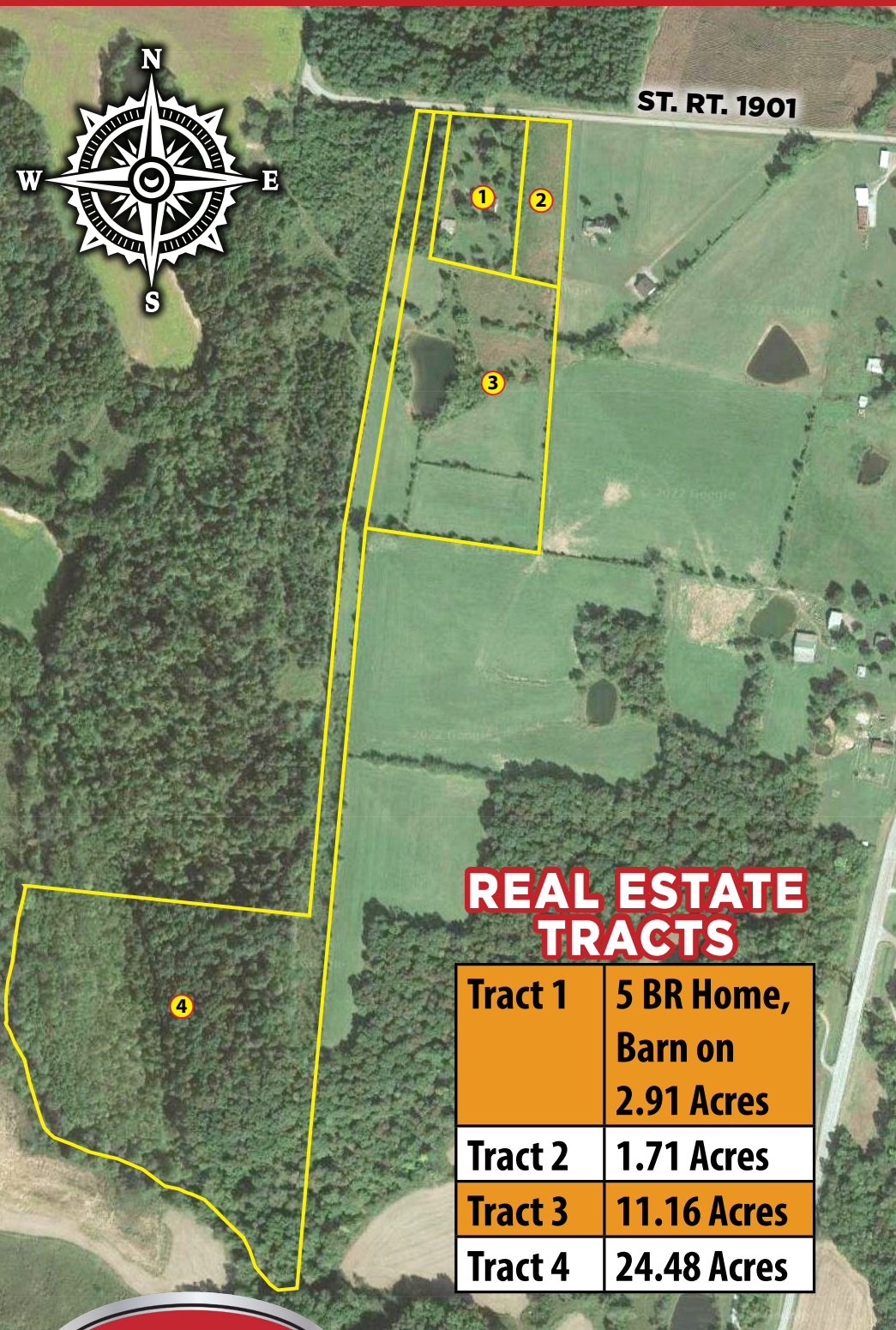
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ABOUT THE REAL ESTATE:
This Sprawling One Level Brick Home Encompasses 5 Bedrooms And 2 Bathrooms. Interior Features Include A Large Kitchen With Ample Cabinetry, Formal Living, Formal Dining, Utility Room, Gas Fireplace, And A Full Basement. Exterior Features Include A Concrete Patio Overlooking Farm, Mature Shade Trees, And A Stock Barn. There Is County Water At The Property.

AUCTION HELD ON-SITE!

Entrance off State Route 1901



REAL ESTATE TRACTS

Tract 1	5 BR Home, Barn on 2.91 Acres
Tract 2	1.71 Acres
Tract 3	11.16 Acres
Tract 4	24.48 Acres



TERMS AND CONDITIONS

PROCEDURE: The property will be offered in four (4) 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.
BUYERS 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 on 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 a new survey. Buyer responsible for 50% of the cost.
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 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. The information contained in this brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. All sketches and dimensions in this brochure are approximate. Except for any express warranties set forth in the sale documents, purchaser(s) assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Seller and the Auction Company make no warranty or representation, express or implied or arising by operation of law, including an warranty of merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall Seller or the Auction Company be liable for any consequential damages. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. The Seller and Auction Company reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the auctioneer are final.
NEW DATA, CORRECTIONS, AND CHANGES: Please arrive prior to scheduled auction time to inspect any changes, corrections, or additions to the property information.
PERSONAL PROPERTY TERMS: A 10% Buyer's Premium will be added to the final bid and included in the sale price. Settlement due day of sale.



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