

Absolute REAL ESTATE Auction



Auction will be held at

HARRIS AUCTIONS FACILITY
LOCATED AT 3855 ST RT 45 N.
Mayfield, KY 42066

EXCELLENT LOCATION!
WITH EXCELLENT BUILDING SITES!

Saturday, March 18th @ 10 AM

**REAL ESTATE SELLS ABOLUTE TO THE
HIGHEST BIDDER @ 10 AM!**

4 BDR, 3 BA Vinyl Sided Home on 1.63 Acres

**1426 Carter Road
Mayfield, KY 42066**



ABOUT THE HOME: This Four Bedroom 3 Bath Vinyl Sided Home Features An Open Kitchen, Dining, And Living Rooms With A Vaulted Ceiling, Utility Room And Mud Room. The Large Master Bedroom Has His And Her Walk-In Closets. The Master Bathroom Includes A Double Vanity, Jacuzzi Bathtub, And Stand Up Shower. Additional Features To This Home Include A 2 Car Attached Garage, Screened In Back Porch, Covered Front Porch, And Has A Whole House Generator.



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.

SWING TRACT: Tract 5 is a Swing Tract it must be purchased by an existing land owner or combined with one of the tracts that join this auction.



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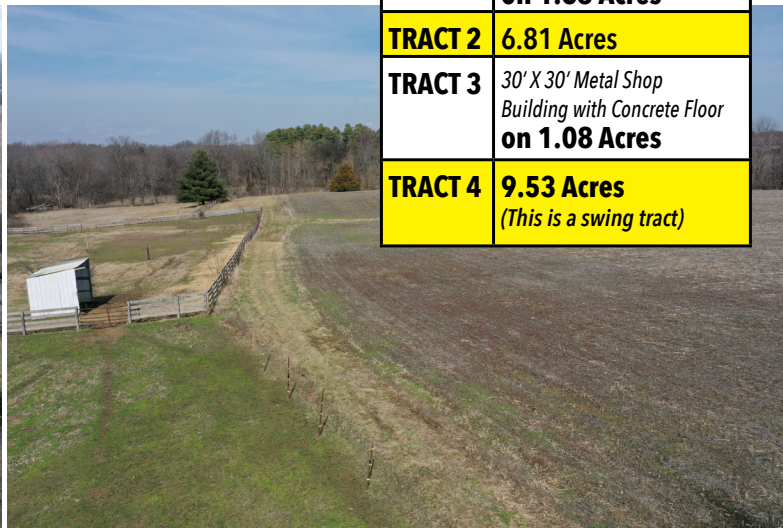
Real Estate Tracts

TRACT 1 4 Bedroom 3 Bath Vinyl Sided Home, 2 Car Attached Garage & 32' X 38' Horse Barn with 10' X 38' Lean Too on each side
on 1.63 Acres

TRACT 2 **6.81 Acres**

TRACT 3 30' X 30' Metal Shop Building with Concrete Floor
on 1.08 Acres

TRACT 4 **9.53 Acres**
(This is a swing tract)



*** SWING TRACT:**
This tract must be purchased by an adjoining land owner or combined with one of the tracts that join this auction.