

# ABSOLUTE WATERFRONT AUCTION

214 HICKORY HILL LANE, BENTON, KY 42025



**SUNDAY**  
**September 3, 2023**  
**@ 2:00 PM**

The Estate of **Robert L. Oswalt Sr.**



**PUBLIC PREVIEW DATE:**  
**Sunday, August 27th**  
**from 4-5 PM**

**On Beautiful Kentucky Lake!**



**270.247.3253**

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# KENTUCKY LAKE / TVA BOUNDARY

## SUNDAY

### September 3, 2023

### @ 2:00 PM

1

2



**REAL ESTATE  
SELLS ABSOLUTE  
TO THE  
HIGHEST BIDDER  
AT 2 PM!**

**PUBLIC PREVIEW DATE:  
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Hickory Hill Lane

# ABSOLUTE WATERFRONT AUCTION

## 214 HICKORY HILL LANE, BENTON, KY 42025



TRACT 1



TRACT 1

**The Estate of Robert L. Oswalt Sr.**



TRACT 2



TRACT 2

### WATERFRONT HOME AND LOT SELLING IN 2 TRACTS!

**TRACT 1:** Kentucky Lake Waterfront brick & vinyl sided home, features 5 or 6 bedrooms, 3 baths with a Mother-in-Law suite that has a full kitchen and bath. Attached is a 4 vehicle carport with concrete patio deck on top, perfect for entertaining, has a nice view of the lake. This home is situated on 1.40 acres and has a private boat dock and ramp.

**TRACT 2:** 35'x50' Shop with over 2,500 square feet of lean-to storage situated on 1.28 acres. There is ample space for a camper or boat. This lot would be a perfect building site with waterfront views.

**2022 Annual Tax Bill \$5,415**



**TRACTOR-MOWER-ATTACHMENTS**

John Deere 3032 E Tractor w/ 305 loader bucket & forks - 544.2 hours, 5 Ft. Bushhog box blade, Gravely Zero Turn Mower 260Z 60" cut - 869 hours

**PERSONAL PROPERTY TERMS:** A 10% Buyer Premium Will Be Added To The Final Bid. Full Settlement Due Day Of Sale. Cash Or Check Accepted With Proper Identification.

### TERMS & CONDITIONS -

**PROCEDURE:** The property will be offered in two (2) 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 2023 ad valorem taxes will be prorated at closing.

**SURVEY:** The property will be sold by a new survey. Buyer will be 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 a 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.



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