

Absolute REAL ESTATE Auction

95 Old Dublin Road, Mayfield, KY 42066

THURSDAY

October 12, 2023 @ 10:00 AM

3 BR, 3 BA
Vinyl Sided Home
& 3 Shop Bldgs On

2.36
ACRES
in 2 Tracts



ALSO SELLING:

- PARKING LIFT
- SHOP ITEMS
- ANTIQUES
- FURNITURE
- APPLIANCES
- HOUSEHOLDS

PUBLIC PREVIEW DATE:

Monday, October 9th from 4-5 PM

REAL ESTATE SELLS
ABSOLUTE
AT 10:00 AM

*Endless Opportunities For Car Enthusiasts,
Technicians and Home Business*



**Auction
Held Onsite!**

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Real Estate & Auction

270.247.3253

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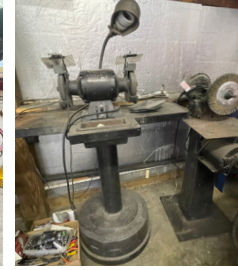
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SHOP ITEMS & MISC.: 4 Post Parking Lift 8,000 LB Capacity, Toro Proline 620-Z Zero Turn Mower, Agri-Fab Leaf Collector Trailer, Yale Electric Forklift, Lift, Rockwell/Delta Belt/Wheel Sander, Rockwell/Delta Drill Press, Lincoln Welder Idea Arc 25, Torch Cart, Central Pneumatic Sandblast Cabinet, Acetylene Torch, Generac 4000XL Generator, Motorcycle And Floor Jacks, Chain/hoist, 2-Ton Engine Hoist, Yard Roller, Propane Bottles, Sanding Disks, Air Sanders & Tools, RYOBI 14" Metal Cut Off Machine (New), Kobalt Workbench (New), Bench Vices, Bench Grinders, Porta-Band Saw, Cordless Drills, Parts Washer, Bolt Bins, Multiple Tool Boxes, Milwaukee Hammer Drill And Sawzall, Drill Press, Shop Vacs, Ladders, Garden/ Outdoor Hand Tools, Shindaiwa Weed Eater, Various Screwdrivers, Wrenches Pliers And Hand Tools, STIHL Weed Eater, Pipe Wrenches, BOSCH Saw, Sun Jo Saw, STIHL Leaf Blower, Wooden Push Carts, 2 Wheel Dolly, Roll Around Chairs And Stools, Craftsman 12" Band Saw/Sander, 4" Precision Jointer, Table Saw, 8" Wheel Buffer On Stand, Wooden Sawhorses, Weider Exercise Machine, Yardman 6 HP Push Mower, Air Tanks, Wheelbarrow, Ramps, Kobalt Workbench, 5 Gallon Portable Oil Drain Dolly, Hydraulic Floor Jack, Craftsman Mechanic Tool Set, Motorcycle Seat Custom Chair, **HARLEY DAVIDSON COLLECTIBLES** - Storage Hanger - Case & Thermos - Cooler Bag / Plate Set - Grill Kit - Wall Decor



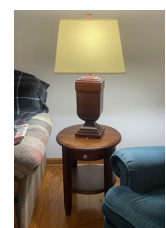
ANTIQUES: BMAX Casino Style Slot Machine, Antique Milk Jugs, Antique Safe, Well Pump, Clawfoot Porcelain Bathtub, Marble Top Lamp Table, Chest, Jugs, Parking Meter, Shoe Shine Stool, Antique School Desk, Antique Desk & Chair, Old Fire Extinguisher with Tiffany Type Lamp Shade, Tiffany Type Lamp, Ladder Back Chair w/Cane Seat



FURNITURE: 4 Pc. Hart Furniture Bedroom Suite, (2) Round Side Tables, 3 Pc Cochran Bedroom Suite, Teal Fabric Recliner, Coral Upholstered Chair, Tell City China Cabinet/ Hutch, 4 Pc Bedroom Suite, Dining Room Table w/Chairs, Fold Down Leaf Table & Chairs, End Table, Bar Stools & Table, Teal Floor Rug, Large Round Rug, Wall Clocks, Table Top Lamps, Floor Lamp, Wall Art



APPLIANCES: Whirlpool Refrigerator, Amana Washer & Dryer Set, Levoit Air Purifier, Mini Whirlpool Fridge



HOUSEHOLDS: John Maddock & Sons Glass Pitcher, Mont Rose Stoneware Plates, Frosted Glass Cups, Vintage Bottles & Cans, Gotham Pots/Pans, Misc. Dishes And Flatware, Pyrex Boiling Glass Pot, Corning Ware, Bakeware, Utensils

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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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Personal Property Sells Directly After Real Estate

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TRACT 1 DETAILS: This Three-Bedroom Three Bath Vinyl Sided Home Is Situated On A 1.67 Acre Lot And Has A 1 Car Attached Garage. The Main Floor Has Well Maintained Hardwood Floors. The Kitchen Has Beautiful Wood Cabinetry, Updated Counter-Tops, And An Island With Eat In Bar. Also Located On The Main Floor Is The Primary Bedroom And A Primary Bathroom With Walk In Closet. There Are 2 Spacious Bedrooms Upstairs With A Full Bath. Exterior Features Include A Well-Kept Yard, Concrete Driveway With Beautiful Mature Trees, Underground Bunker, Pond With Fountain, Lean-To Storage, Outdoor Shed, And Back Deck For Outside Entertainment.

TRACT 2 DETAILS: This Tract Is Situated On 0.69 Acres And Provides Endless Opportunities For Car Enthusiasts And Technicians, Home Business And Hobbyists. The Concrete Driveway And Ample Parking Space Leads To 3 Shops. Shop 1 - Measures Approximately 80'x48' Morton Building, Has Water Access And A Separate Office/Waiting Room Area. Shop 2 - Measures Approximately 24'x40' And Has A 9'x9' Bathroom, This Building Is Equipped w/HVAC And Water Access. Shop 3 - Measures Approximately 22'x25' And Has HVAC.

SHOP 1



SHOP 2



SHOP 3



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TERMS AND CONDITIONS -

PROCEDURE: The property will be offered in 2 individual tracts, any combination of tracts, or as a whole property.
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 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 is responsible for 50% of the cost of the survey.
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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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