

Absolute REAL ESTATE Auction **Selling Two Estates!**

TUESDAY
September 12
10:00 am



55 ROAD STREET • BARDWELL, KY 42023

TRACT 1: Manufactured Home

TRACT 2: 84' x 110' Lot

This is a 3 Bedroom / 2 Bath, Vinyl-Sided **Manufactured Home**. The Open Floor Plan includes a Rustic Decorated Kitchen w/Wood Island leading to the Dining Room, Opening Out to the Living Room. There is a Side Door leading to the Laundry Room and then on to the Dining Room. Has Central Heat & Air Unit, this Home has approximately 1,260 Sq. Ft. of Living Area.

VEHICLE - FURNITURE - TV

VEHICLE: 2005 Chevrolet 4 Door Malibu 162,617 miles. VIN: 2G1WF52E359359184.
FURNITURE & TV: Dining Table and Four Chairs, Coffee Table, Secretary, Desk, Entry Table, Pair of Matching Cabinets, TCL, Flatscreen TV, Gone With The Wind Lamp, Chest of Drawers, Bedroom Suite w/Chest of Drawers and Dresser.



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, 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. 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.

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.

REAL ESTATE SELLS TO THE HIGHEST BIDDER AT 10:00 AM! PERSONAL PROPERTY SELLS DIRECTLY AFTER!
THIS PROPERTY IS SELLING SEPARATELY.
THE MANUFACTURED HOME WILL HAVE TO BE MOVED IF THE LOT IS NOT PURCHASED BY THE SAME BUYER.

MICHAEL HARRIS
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