

REAL ESTATE Auction

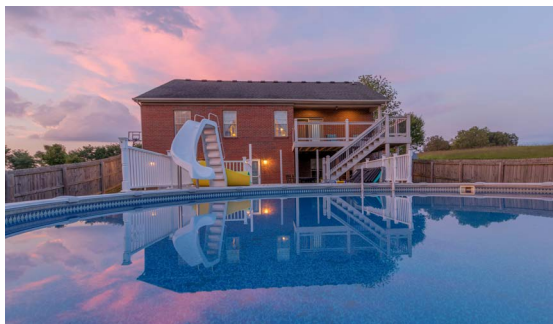
565 Meadow Lake Dr.
Lancaster, KY 40444

Sunday, November 5th, 2023 @ 2:00 PM (EST)

**AUCTION HELD
ONSITE
AND ONLINE!**

PUBLIC PREVIEW: Sunday, Oct. 22nd & Sunday, Oct. 29th from 2-4 pm (EST)

REAL ESTATE DESCRIPTION: **3 BR 3 Bath Ranch Style Brick Home on a 5-acre lot.** Discover the epitome of serene living in this exquisite all-brick ranch home nestled in the picturesque Herrington Hills division. With a walkout basement that extends the living space, you'll find tranquility and luxury combined. Relish breathtaking views of rolling hills and graceful deer from your own private back deck, creating an idyllic backdrop for outdoor gatherings or peaceful moments of reflection. This property is a paradise for nature enthusiasts. For water lovers, Herrington Hills offers a private boat dock granting access to the pristine waters of Lake Herrington, perfect for boating and fishing adventures. Additionally, the subdivision provides secure boat and RV storage facilities, ensuring your prized possessions are well-protected. Experience the best of Kentucky's natural beauty and recreational amenities while enjoying the comfort and elegance of this charming ranch home.



HARRIS
Real Estate & Auction

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KASSIE
AND ASSOCIATES

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TERMS AND CONDITIONS: PROCEDURE: The property will be offered in 1 individual tract.

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 2020 ad valorem taxes will be prorated at closing

SURVEY: The property will be sold by the current deed.

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.

Spacious 5 Acre Lot!

Lancaster Elementary School
Garrard Middle School
Garrard County High School



AUCTION HELD ONSITE
AND ONLINE!



MICHAEL HARRIS
PRINCIPAL BROKER
PRINCIPAL AUCTIONEER
KL# 252972 | KY Broker# 198374

IN PARTNERSHIP WITH



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