

Absolute REAL ESTATE AUCTION

**THURSDAY
September 26th**

@10:00 AM

140 State Route 123, Bardwell, KY 42023

**2 PROPERTIES SELLING
IN BARDWELL KY!**

Auction held at 140 State Route 123, Bardwell, KY



TRACT 1: 140 State Route 123, Bardwell, KY 42023:

This versatile commercial building sits on a 0.32-acre lot in the heart of Bardwell. The property features three separate spaces, each equipped with its own central heating and air unit. With its adaptable layout, it presents an excellent investment opportunity, ideal for conversion into apartments or office space.

TRACT 2: 191 Front Street, Bardwell, KY 42023:

This 2-bedroom, 1-bath vinyl-sided home situated on a 0.28 acre lot is a promising investment opportunity. The property features a carport with a storage room and a covered front porch. Although it requires some renovation, it offers great potential as a rental property. Additionally, its space could serve as valuable extra parking for the Ag building on the adjoining lot, enhancing its utility and appeal.

REAL ESTATE TERMS: The property will be offered in (2) two individual tracts, or as a whole property. The property will be sold in the manner resulting in the highest total sale price. A 10% Buyer's Premium will be added to the final bid and included in the deed transaction sale price. 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.



MICHAEL DALE HARRIS

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