

# Absolute REAL ESTATE AUCTION

16443 & 16455 US Hwy. 68 E  
Hardin, KY 42048

**FRIDAY, DECEMBER 20TH, 2024 @ 12:00 PM**  
**COMMERCIAL PROPERTY & HOME IN AURORA KY**



**CALL FOR PRIVATE VIEWING - 270-247-3253**



## **Tract 1: 0.53 Acre Lot - 16443 US Hwy 68 E, Hardin, KY 42029**

**Main Residence:** 3 bedrooms, 1.5 bathrooms, living room, kitchen, family room with brick hearth, and central heat/air.  
**Additional Structures:** 2-bedroom, 1-bath single-wide mobile home, ideal for rental or guests. Former residence converted into an **ICE CREAM PARLOR** with an open area, kitchen, and 1.5 bathrooms. Suitable for business or repurposing. Mixed residential and commercial potential, with existing infrastructure and business opportunities.

## **Tract 2: 0.49 Acre Lot - 16455 US Hwy 68 E, Hardin, KY 42048**

**Main Building:** 3,700 Square Feet of space, providing ample room for a variety of uses such as retail, warehouse, or other business operations. A 10'x 52' Covered Porch offering a large outdoor space, ideal for display, customer seating, or additional storage. Also a 9' x 20' Office with a roll-up door, which could be used for administrative purposes or as a service area with easy access. **Additional Structure: 30' x 35' 2-Car Shop:** A spacious shop area perfect for vehicle storage, mechanical work, or large equipment storage with a 14-Foot Lean-To attached to the shop for additional sheltered space and 2 Roll-Up Doors allowing for easy access to the shop for vehicles or large deliveries. use for business operations.

**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. Selling by current deed.

**AUCTION HELD LIVE ON-SITE & ONLINE!**



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