Absolute Real Estate Auction

Thursday, **February 27**, 2025 @ 6:00 PM

391 Byrd Road • Mayfield, KY 42066 <u>The Jimmy & Lenita Mathis Estate</u>



3 Grain Bins - & Shop

Sunday, February 16 from 1-3 pm

3 BEDROOM, 2 BATH Brick Ranch Style Home

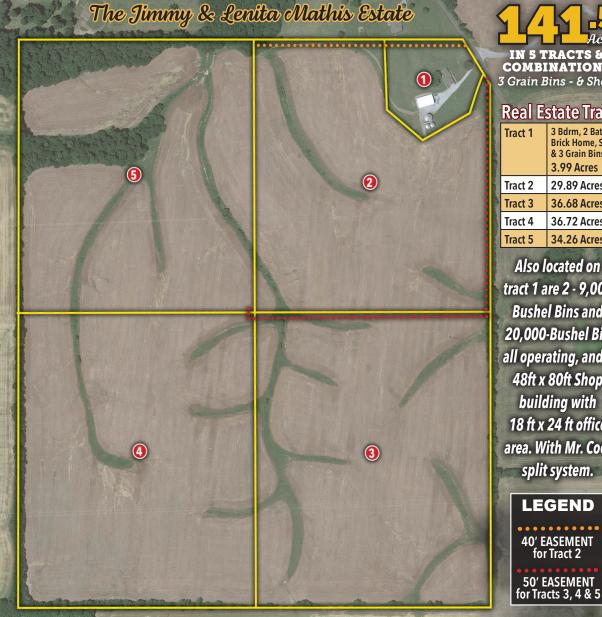
AUCTION HELD AT: HARRIS AUCTION FACILITY 3855 St. Rt. 45 N., Mayfield, KY 42066 harrisauctions.com



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391 BYRD ROAD • MAYFIELD, KY 42066 3 Bedroom, 2 Bath Brick Ranch Style Home

PUBLIC PREVIEW DATE: Sunday, February 16 from 1-3 pm







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THIS BRICK RANCH HOME, BUILT IN 1970, OFFERS 3 BEDROOMS AND 2 BATHROOMS. The formal living room is a great space for gatherings, while the family room features a

stone fireplace with gas logs or wood-burning options. The eat-in kitchen is perfect for casual meals, and the adjacent dining area is ideal for more formal dining. Additional rooms include an office, sewing room, and utility room, providing flexibility for various needs. The attached two-car garage offers parking and storage, and the home is equipped with a Generac 24k backup generator to power both the house and shop during outages.

With recent upgrades like roof shingles that are only three years old and a gas heat and air unit that's 4± years old, this home ensures comfort year-round. The layout and design provide both functionality and convenience, making it a great space for everyday living or entertaining.



TERMS AND CONDITIONS - PROCEDURE: The property will be offered in multiple tracts or as a whole. 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 2025 ad valorem taxes will be prorated at closin. SURVEY: The property will be sold by a new survey. Buyer will be responsible for 50% of the cost. DISCLAIMER AND ABSENCE OF WARRANTIES: All in 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.

270-247-3253 800-380-4318 harrisauctions.com

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Acres IN 5 TRACTS & COMBINATIONS 3 Grain Bins - & Shop Putotic Clarker Sunday, February 16 from 1-3 pm

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HARRIS eal Estate & Auction

ALSO LOCATED ON TRACT 1 are 2 - 9,000 Bushel Bins and 20,000-Bushel Bin all operating, and a 48ft x 80ft Shop building with 18 ft x 24 ft office area. With Mr. Cool split system.

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HOMES Estates Farmland Waterfroni



PRINCIPAL BROKER / AUCTIONEER KL# 252972 | KY BROKER# 198374 270.247-3253

MICHAEL HARRIS

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Mayfield, KY 42066

