

ABSOLUTE REAL ESTATE AUCTION

Saturday, March 22, 2025 @ 10:00 AM

132 South Old Madisonville Road
Crofton, KY 42217

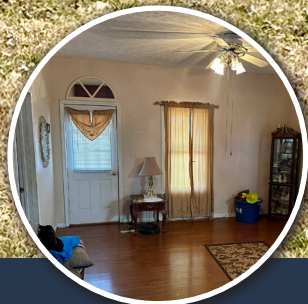
Christian County Kentucky

The Mary Wilson Estate



TRACT 3

ABOUT THE REAL ESTATE ON TRACT 1: This charming 3-bedroom, 1-bathroom home features a cozy living room, separate family room, and a fully-equipped kitchen with a dishwasher and stove. Enjoy central air and heating, plus a wall heater in the family room and a gas hearth in the kitchen. Stylish vinyl plank flooring flows throughout, and the bathroom offers a single vanity, shower, a tankless water heater, natural gas & county water. The property includes a washer/dryer hookup, barn, fenced area, and a serene pond. Comfort, functionality, and country charm await!



HARRIS

Real Estate & Auction

Phone: 270-247-3253 Toll Free: 800-380-4318

harrisauctions.com



RABBIT RIDGE ROAD

RABBIT RIDGE ROAD

SOUTH OLD MADISONVILLE ROAD

1

2

3

REAL ESTATE TRACTS

Tract 1 3 BDRM, 1 BA Vinyl-Sided Farmhouse - Corner Lot - **0.831 Acres** on 132 South Old Madisonville Road

Tract 2 **0.604 Acres** on South Old Madisonville Road

Tract 3 Barn & **1.795 Acres** on Rabbit Ridge Road

ABSOLUTE REAL ESTATE AUCTION

Saturday, **March 22, 2025** @ **10:00 AM**

The Mary Wilson Estate

132 S. Old Madisonville Rd. Crofton, KY 42217 • **Christian County Kentucky**

HARRIS Real Estate & Auction



MICHAEL HARRIS

PRINCIPAL BROKER
PRINCIPAL AUCTIONEER

KL# 252972 | KY Broker# 198374

**HOMES - FARMLAND
ESTATES - WATERFRONT**



Phone: 270-247-3253 Toll Free: 800-380-4318

harrisauctions.com

REAL ESTATE TERMS: An 8% 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. **SURVEY:** Selling by new survey.