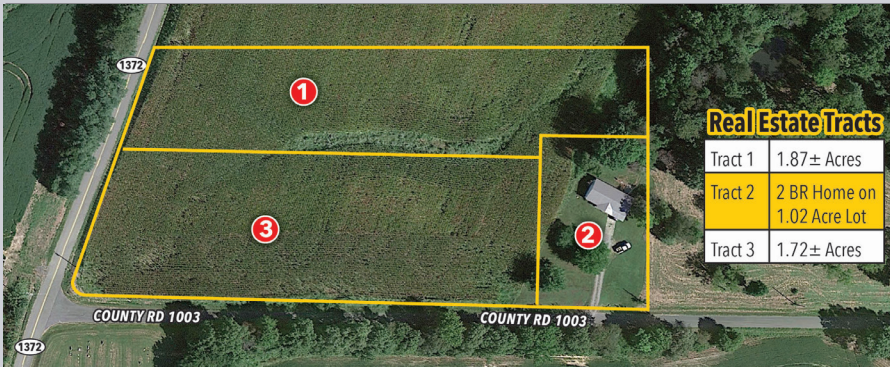


ABSOLUTE REAL ESTATE AUCTION

THURSDAY
APRIL 17TH - 10 AM

120 County Road 1003, Bardwell, KY 42023

2 BR HOME ON 4.79 ACRES IN 3 TRACTS!



Real Estate Tracts

| | |
|---------|----------------------------|
| Tract 1 | 1.87± Acres |
| Tract 2 | 2 BR Home on 1.02 Acre Lot |
| Tract 3 | 1.72± Acres |

This charming 2-bedroom, 1-bathroom home is ready for you to make your own! Located at 120 County Road 1003 in Bardwell, KY, this property offers an inviting open floor plan that combines the kitchen, dining, and living rooms, providing a great space for family gatherings and relaxation. The eat-in kitchen is ideal for casual dining, while the spacious laundry/mudroom adds to the home's practicality.

You'll appreciate the covered front porch, perfect for enjoying the outdoors, and the convenience of a 1-car carport. The home is vinyl-sided and features a window HVAC unit, making it all-electric and easy to maintain. It sits on a small crawl space, offering potential for additional storage.



REAL ESTATE TERMS: The property will be offered in 3 any combination of 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.



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

Your Professional Auctioneers



MICHAEL HARRIS
PRINCIPAL BROKER / AUCTIONEER
TL# 5624 | TN BROKER# 280718
KL# 252972 | KY BROKER# 198374

HOMES - ESTATES - FARMLAND - WATERFRONT



Serving Kentucky and Tennessee