

Real Estate Auction

Charming 3 Bedroom, 2 Bath Home

Tuesday, September 16th

4:00 pm

123 Willett Street

Fancy Farm, KY 42039



PREVIEW:

TUESDAY

September 9th

5-6 PM



**Your
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Real Estate & Auction

MICHAEL DALE HARRIS

PRINCIPAL BROKER / PRINCIPAL AUCTIONEER

KL# 252972 | KY Broker# 198374



Step into a home that blends history, charm, and modern living all under one roof. This spacious brick residence offers something truly special for buyers who appreciate both style and functionality.

270.247.3253

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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. **MAKE INSPECTIONS PRIOR TO DATE OF SALE.**



The primary suite is a retreat of its own, complete with a cozy sitting room, a large private bath, and a generous walk-in closet. A second bedroom also features its own walk-in closet, making it perfect for family or guests.

The open-concept kitchen with its island and charming cabinetry flows seamlessly into the living areas – ideal for everyday living or

entertaining. Just beyond, a light-filled sunroom with wrap-around windows creates a bright retreat overlooking the property.

For parking, projects, and storage, you'll find both an attached two-car garage and a detached garage/workshop with plenty of room for hobbies or tools. And for a touch of nostalgia, the home's original smokehouse

and outhouse have been thoughtfully repurposed into sustainable storage spaces – adding to the unique character of this property.

With a wonderful combination of space, history, and comfort, this property is more than a house – **it's a place to call home. Don't miss the chance to bid and make it yours!**

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