

Saturday, September 27th, 2025 @ 3:00 PM

Absolute REAL ESTATE Auction

98 Sanderson Road
Mayfield, KY 42066

PREVIEW DATE: Monday, Sept. 22ND - 5-6PM

3 Bedroom, 1.5 Bath Brick Home on 5.00± Acres with Pond & Outbuildings

REAL ESTATE SELLS ABOLUTE TO THE HIGHEST BIDDER @ 3 PM!

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ABOUT THE REAL ESTATE: Discover a rare opportunity to own a beautiful brick home with acreage, water, and abundant storage—all in a desirable Mayfield location. This 3-bedroom, 1.5-bath residence sits on 5.00± acres and features a large, fully stocked pond with a gazebo, creating the perfect setting for fishing or quiet relaxation. A vaulted-ceiling sunroom offers panoramic views of the private backyard.

Recent updates include new windows, providing both efficiency and peace of mind. The property also boasts an attached one-car garage, a spacious 30'x30' two-car detached garage, a 42'x17' workshop, and a 10'x8' portable building—ideal for tools, outdoor gear, or fishing supplies.

Blending comfort, functionality, and natural beauty, this property is well-suited for families, hobbyists, or anyone seeking space and tranquility just minutes from town.



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 With The 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.

SWING TRACT: Tract 5 is a Swing Tract it must be purchased by an existing land owner or combined with one of the tracts that join this auction.



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Office: (270) 247-3253 Toll Free: 1-800-380-4318

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