

ABSOLUTE REAL ESTATE AUCTION

BRICK HOME & 9± ACRES

CLINTON, KENTUCKY

Saturday, April 11th at 10:00 AM

1275 State Route 307 North, Clinton KY



3 Bedroom • 1 Bath • 9± Acres • 3 Tracts • Move-In Ready

**SELLING TO THE HIGHEST BIDDER
REGARDLESS OF PRICE!**

Call for Private Showing



270-247-3253

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PROPERTY DESCRIPTION

Selling 9± acres in 3 tracts at Absolute Auction!

This property features a 3-bedroom, 1-bath brick home situated on 0.80 acres. The home is move-in ready and offers an open living and kitchen area, three spacious bedrooms, and a full bath. A mudroom/utility room located just off the carport provides convenient everyday entry. The property offers a large yard with room to grow, all set in a peaceful country setting.

DO NOT MISS THIS OPPORTUNITY TO PURCHASE A HOME AND ACREAGE SELLING ABSOLUTE TO THE HIGHEST BIDDER REGARDLESS OF PRICE!

REAL ESTATE TRACTS:

Tract 1: 3 Bedroom 1 Bath Brick Home on 0.8± Acre Lot

Tract 2: 7.2± Acres • **Tract 3:** 1.00± Acre



REAL ESTATE TERMS - The property will be offered in 3 individual tracts. Real estate sells by the deed. If the property is sold in separate tracts, the buyer(s) will be responsible for fifty percent (50%) of the cost of a new survey. 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. 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 shall take place on or before 30 days from auction date.



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