

ABSOLUTE REAL ESTATE AUCTION

Selling to the Highest Bidder – No Reserve!

Friday, April 24th at 4:00 PM

2122 Rule Shack Road, Mayfield, KY 42066

Fancy Farm Community



This well-maintained **3-bedroom, 2-bath brick home** offers approximately 1,962± square feet of living space and is situated on a **1.68± acre lot** in the desirable **Fancy Farm community**. The home features a spacious layout with a large living room highlighted by a classic brick fireplace, creating a warm and inviting atmosphere. The kitchen offers abundant cabinetry, ample counter space, and a functional layout that flows into the dining area —ideal for everyday living and entertaining.

SELLING ABSOLUTE – NO RESERVE!

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PROPERTY HIGHLIGHTS

- 3 Bedrooms / 2 Bathrooms
- 1,962± Sq. Ft. Living Area
- 1.68± Acre Lot
- Brick Home
- Spacious Living Room with Fireplace
- Functional Kitchen with Ample Cabinetry
- Dining Area
- Covered Carport
- Mature Trees & Established Yard
- Peaceful Country Setting



LOCATION

Located in the Fancy Farm community, this property offers quiet country living while remaining conveniently close to Mayfield and surrounding amenities.



OPPORTUNITY

This property presents a great opportunity for homeowners, investors, or anyone looking for space and potential in a desirable rural setting.



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MICHAEL DALE HARRIS

PRINCIPAL BROKER / AUCTIONEER

KL# 252972 | KY BROKER# 198374

270.247.3253



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. **SURVEY:** The property will be sold by a new survey. Buyer will be responsible for 50% of the cost of the new survey.