

248 Mt Union Road
Scottsville, KY 42164

Investment
Property

AUCTION

Great
Location

Saturday, May 21st 10 AM

Owner: Maradell Thomas Estate



Directions: From the town square, follow HWY 100E (East Main Street) 3 tenths of a mile then right on 100E, the Holland Road 2 miles then turn right on HWY 1421, the Mt. Union Road, go 2 tenths of a mile to sale site. Signs Posted.

Nice 2 Bedroom home with living room, eat in kitchen, utility room, full bath, garage, central heat & air, large front porch, black top drive, and storage shed. This property is in a good location, just 2 1/2 miles from the town square. It's a great starter or retirement home. Also it would make excellent income producing property.

See ya Sale day.



Announcements made the day of the sale take precedence over any advertisements.

Terms & Conditions: Real Estate: 15% down the day of the sale, with the balance being due on or before 30 days. The 2011 property taxes are to be prorated to the date of the closing. A 7% buyer's premium will be added to the final bid to determine the gross contract price. The seller will furnish a title of opinion and a general warranty deed. Other conditions: Bidders shall satisfy themselves as to the condition of the home prior to bidding. This home was built prior to 1978 and may contain lead based paint, thus the successful bidder will be required to sign a waiver of inspection. If buyer wishes to conduct a Lead Based Paint Inspection, it must be conducted 10 days prior to the sale. Property is selling, "as is where is" both surface and subsurface. The real property is selling subject to all easements and restrictions recorded and unrecorded. Possession shall be with the deed at closing. All info is believed to be correct however no warranties or guarantees are expressed or implied.

James Cook
Broker/Auctioneer
(270)792-7205

Oliver Pardue
REALTOR®/Auctioneer
(270)622-9444

 **Prudential**
Partners Realty
2424 Airway Ct. Bowling Green, KY 42103
(270)783-4515
www.PruPartnersRealty.com

Call for Details:
Wendell Garmon
REALTOR®/Auctioneer
(270)237-7688



"The Auctioneers"

www.PruPartnersRealty.com