

687 Richpond Rockfield Road
Rockfield, KY 42274

3 Bedroom Home
& Mobile Home

AUCTION

4 Acres
& Barn

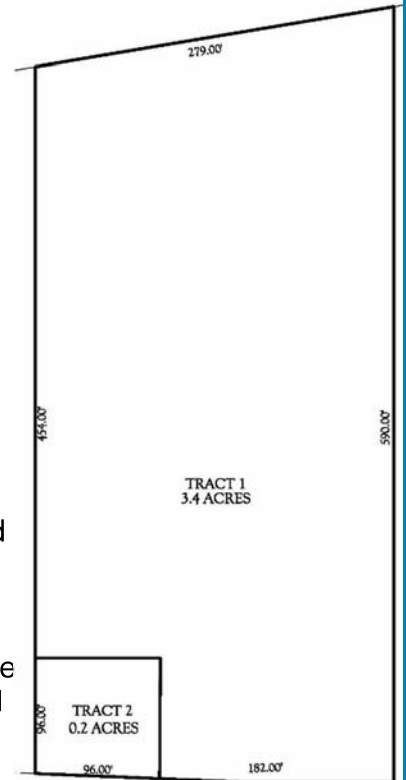
Saturday, March 26th 10AM

Location: 687 Richpond Rockfield Road, Rockfield, KY
Take 68-60 to Hwy 240

Tract 1 3.4 Acres
and fronting 182 feet
on Richpond Rockfield
Road (HWY 240).
Improved by an 1800
sq ft, 3 bedroom frame
home with 2 full baths,
central heat & air, large
two car garage. There
is a 50' x 60'
combination barn
with fenced lot for
cattle or horses.

Tract 2 .2 Acre with 96
feet of frontage on
Richpond Rockfield Road
(Hwy 240).

Mobile Home - 12' wide,
2 bedroom, 1 bath mobile
home. This home will sell
separately & be tied back
with Tract 2



**OPEN HOUSE MONDAY, MARCH 21st
4pm to 6pm or By Appointment.**

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

Terms & Conditions: Real Estate: 10% 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 property and buildings and all items 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. All 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.

Wendell Garmon
REALTOR®/Auctioneer
(270)237-7688

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



Prudential

Partners Realty

"The Auctioneers"

(270)783-4515

www.PruPartnersRealty.com

James Cook
Broker/Auctioneer
(270)792-7205

Steve Cline
Listing Agent
(270)791-4551



www.PruPartnersRealty.com