

AUCTION

SATURDAY OCTOBER 14th 2017 10:00 A.M. Central

Sale Site Location: From the square in Albany, Ky take Hwy. 127 South, then turn East on Tennessee ShortCut Road. Watch for Auction Signs!

Selling for the Heirs of Bud and Sue Lee Ferguson



505 Tennessee Shortcut Road
 Albany, Ky

Tract #1 Home and Lot

Home offers 4 bedrooms, bath, living room, dining room, den, bonus room, basement, propane heat with large backyard. Lot consists of 125 ft x 300 ft ML from original recorded plat. Being lots 5, 6, 7, 8, 9, 41, 42, 43, 44, 45 of the Cora Sloan Sub-division.



Tract #2
0.29 Acres ML

Tract #2 0.29 Acres ML, 120 ft ML Frontage on Tennessee Shortcut Road.

Personal Property: Frigidaire freezer, Frigidaire washer, Hotpoint dryer, Frigidaire microwave, Frigidaire stove, Frigidaire refrigerator, toaster, tea kettle, rugs, misc. tables, bedroom suite, cedar wardrobe, couches, chairs, love seat, end tables, side tables, dresser with mirror, dressers, lamps, pillows, tv stand, Toshiba TV, Zenith floor medal TV, tv stand, ottoman, corded phone, lift chair, walkers, bedside commode, twin bed, Christmas decor, Christmas tree, birdcage, misc. luggage, pole lamp, clocks, bread box, misc. crochet items, misc. dishes, misc. tables, bench, chairs, silverware, cooking utensils, pots, pans, corner cabinet, toaster, pedestal fan, mirror, garden tools, Pro-Tuff bin, wheel barrows, pull behind spreader, and other items to numerous to mention.



REAL ESTATE TERMS: 15% Down Day of Sale. Balance with the passing of the deed. Deed to be delivered on or before November 27th 2017. 7% Buyers premium will be added to the winning bid of real estate to determine the sales price.

PERSONAL PROPERTY TERMS: 10% Buyers Premium will added to the winning bid to determine final sales price. Cash or Good Check.

All information herein was obtained from sources believed to be reliable; however, accuracy is not guaranteed. Prior to bidding, prospective purchasers are invited to inspect to their satisfaction any and all properties being offered in this auction. All properties selling "as is", "where is" both surface and subsurface. Property is sold subject to any right of ways or easements recorded or unrecorded. All announcements made day of sale take precedence over all prior advertising. Home was built before 1978 and may or may not contain lead based paint. Potential Buyers shall have 10 days prior to date of auction to inspect home. Buyer will be required to sign a lead based paint waiver form.

7% Buyers Premium will be added to the Winning Bid of Real Estate to Determine the Sales Price
10% Buyers Premium will be added to the Winning Bid of Personal Property to Determine the Sales Price

NEAL REALTY AND AUCTION

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"FOR A REAL DEAL, SEE COL. NEAL"

