

ABSOLUTE ESTATE AUCTION

INVESTMENT OPPORTUNITY

SATURDAY MAY 20, 2017 10am CDT

27.43 ACRES - 3 TRACTS - SEWER ONSITE

B-2 ZONING - LONG ROAD FRONTAGE

US HWY 31-W NORTH AT KY HWY 1008

FRANKLIN, KY

CHUCK LAYNE ESTATE

This property is located at the intersection of U.S. Highway 31-W at the intersection of Kentucky Highway 1008 By-Pass in Franklin Kentucky. Property is presently Zoned B-2 and flood plain and is vacant.

The property is near Franklin North Industrial Park which is now bustling with activity. With long road frontage on 2 Highways and a city street the imagination of the buyer is the key to maximizing the potential of this property. Property has recent survey being divided into three parcels. You can be with us sale day and purchase one, two or all three tracts. Family cemetery is on tract 2. Property is selling as is and absolute to the highest and best bidders. **TRACT #1** 5.36 acres fronting 402 feet +/- along U. S. Highway 31-W and 815 feet +/- along Kentucky Highway 1008, Franklin By-Pass. This tract lays the best and has one access point from U.S. Highway 31-W and one access point from Kentucky Highway 1008. **TRACT #2** 12.30 Acres fronting 406 feet +/- along U.S Highway 31-W with 2 access points, and fronting 684 feet along KY Highway 1008 with one access point. **TRACT #3** 9.77 acres +/- fronting 606 feet +/- with one access point along US Highway 31-W and fronts 371 feet along

Crow Ave. A sanitary sewer line crosses this tract.

AUCTIONEERS COMMENTS:

This property has potential for many usages with proper zoning and development. With street and road accesses from 3 sides its just a fantastic property waiting for someone to capitalize on it. Be with us sale day to seize this opportunity.

DIRECTIONS TO SALE: From interstate 65 exit 2 take US 31 W North 3 miles to KY 1008 turn right go 3.5 miles to sale. From interstate 65 exit 6 take KY 100 west 2 miles to KY 1008 turn right go 2.5 miles to sale. BANNERS POSTED.

NOT RESPONSIBLE FOR ACCIDENTS.

EVERYTHING SELLS IN "AS IN"

CONDITION. THIS SALE IS NOT

CONTINGENT ON FINANCING.

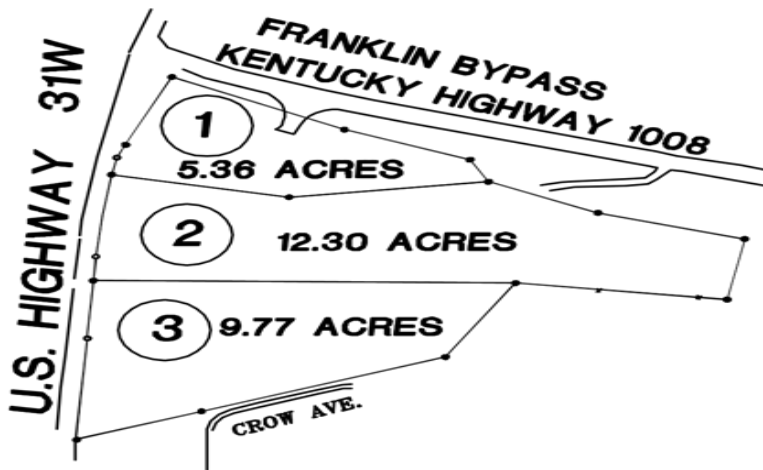
MAKE YOUR FINANCIAL

ARRANGEMENTS PRIOR TO BIDDING.

TERMS: REAL ESTATE: 15% down sale day with balance due on or before 30 days. 7% buyers

REAL ESTATE TAXES: 2017 taxes prorated from

premium added to the final bid on real estate to establish contract price. **REAL ESTATE TAXES:** 2017 taxes prorated from delivery of general warranty deed. Possession with deed.



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"It does make a difference who sells your property !!"

CALL US TO DISCUSS YOUR AUCTION SALE !!!!

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