

CHARLES DENNISON ESTATE - FARM & PERSONAL PROPERTY

883 GLEN SHAW ROAD - EDMONTON, KENTUCKY

AT AUCTION - SATURDAY SEPTEMBER 27, 2025 - 10:00 AM - LIVE AND ONLINE

23.90 ACRES - WOODED AND OPEN - LOG RESIDENCE

ABOUT THE RESIDENCE: LOG HOME WITH LTV FLOORING, SURROUNDED BY WOOD DECK. FEATURING TWO BEDROOMS, ONE DOWNSTAIRS AND ONE UPSTAIRS. KITCHEN AND FAMILY ROOM COMBINATION, ONE BATH, HEAT AND AIR CONDITIONING PACKAGE UNIT, ELECTRIC RANGE, REFRIGERATOR, AND MICROWAVE OVEN.

AUCTIONEERS COMMENTS: THIS HOME HAS BEEN WELL TAKEN CARE OF AND LOCATED AT THE END OF A CANOPIED DRIVEWAY INTO A REMOTE AREA OF PROPERTY. PERFECT FOR THE OUTDOORSMAN, JUST A SHORT DRIVE FROM EDMONTON, KY. MOVE IN READY. PROPERTY HAD A REGISTERED LAND SURVEY IN 2009. PLATS AVAILABLE

PERSONAL PROPERTY: 2023 SCAG 48" LIBERTY, BRIGGS 22 HP (59 HOURS), 2022 SCAG 52" PATRIOT, BRIGGS (36 HOURS), 2023 VENTRAC 4520C TOUGH CUT 30 HP GASOLINE MOWER (62 HOURS) WITH 5' MOWING DECK AND 4' BUCKET, KOBALT BATTERY POWERED WEED EATER, KOBALT BATTERY POWERED PUSH MOWER, WAGNER BATTERY POWERED PAINT SPRAYER, SHOP VAC, GORILLA CART, KOBALT AND MILWAUKEE TOOLS, MILWAUKEE PACK OUTS, SOME ON WHEELS, PREDATOR 2000 GAS GENERATOR, RIGID BATTERY POWER SAW, PITTSBURG INCH POUND AND 3/4 DRIVE TORQUE WRENCHES, 3/4 IMPACT SOCKETS, 13/16 TO 1 1/2, MILWAUKEE BATTERY POWERED BLOWER, 8 TON FLOOR JACK, METAL DETECTOR MILWAUKEE LEVEL, PROPANE FIRE PIT, IRWIN ROUTER BITS, MILWAUKEE BATTERY, POWERED VACUUM, ATV HELMETS, PEAK 4800W PUSH BUTTON BATTERY GENERATOR WITH SOLAR PANEL, 35 GAL AND 30 GAL GAS CADDY WITH FUEL TRANSFER STORAGE WITH ROTARY PUMP, 22 CAL AND 12 GAUGE AMMUNITION, 2 WINDOW AIR CONDITIONERS, AND MUCH MORE.

PERSONAL PROPERTY: CASH OR GOOD CHECK DAY OF SALE.

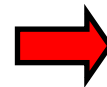
DIRECTIONS TO SALE: FROM CUMBERLAND PARKWAY EXIT #27, TAKE U.S. HIGHWAY 68, EAST, 2.9 MILES TO EDMONTON KY. PUBLIC SQUARE: TAKE KENTUCKY HIGHWAY 163 SOUTH 2.5 MILES TO CEDAR FLATS COMMUNITY. TURN LEFT ON CEDAR FLATS-CURTIS RD. FOR 2.6 MILES PASSING MOCCASIN CREEK TO GLEN SHAW RD. TAKE GLEN SHAW RD. 0.9 MILES TO SALE. AUCTION BANNERS POSTED.

TERMS OF SALE - REAL ESTATE: 15% DOWN DAY OF SALE, BALANCE ON OR BEFORE 30 DAYS WITH GENERAL WARRANTY DEED. 10% BUYERS PREMIUM ADDED TO FINAL BID TO ESTABLISH CONTRACT PRICE. **TAXES:** 2025 PRORATED FROM DELIVERY OF DEED. **POSSESSION:** WITH DEED.

THIS SALE IS NOT CONTINGENT ON FINANCING, MAKE YOUR FINANCIAL ARRANGEMENTS PRIOR TO BIDDING. PERSONAL PROPERTY WILL NOT BE SOLD ONLINE
REAL AND PERSONAL PROPERTY SELLING IN AS IS CONDITION WITH NO WARRANTY IMPLIED OR GUARANTEED.

REAL ESTATE PREVIEW
SUNDAY - SEPTEMBER 14, 2025
FROM 2PM TO 4PM

SCAN CODE FOR ONLINE
REAL ESTATE BIDDING



BERKSHIRE
HATHAWAY
HomeServices
Partners Realty

James Cook - Broker - Auctioneer 270-792-7205
Barry Claypool - Broker - Auctioneer 270-796-7967
james@bgforsale.com - barry@budgreenup.com
www.budgreenup.com

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