

SIMPSON COUNTY REAL ESTATE NEAR LOGAN & WARREN CO. LINE

AT AUCTION SATURDAY MAY 4, 2024 AT 10:00 AM LIVE AND ON SITE

14.76 ACRES DIVIDED INTO 3 TRACTS DETHERAGE-HOLLAND ROAD NEAR U.S. 68

DESCRIPTION OF TRACTS

TRACT #1: 2.00 ACRES - FRONTING 100 FEET ON DETHERAGE-HOLLAND ROAD. THIS TRACT IS MOSTLY OPEN WITH A SPRINKLING OF TREES. LAYS THE BEST. TRACT IS MOSTLY 125 FEET IN WIDTH AND OVER 700 FEET IN DEPTH.

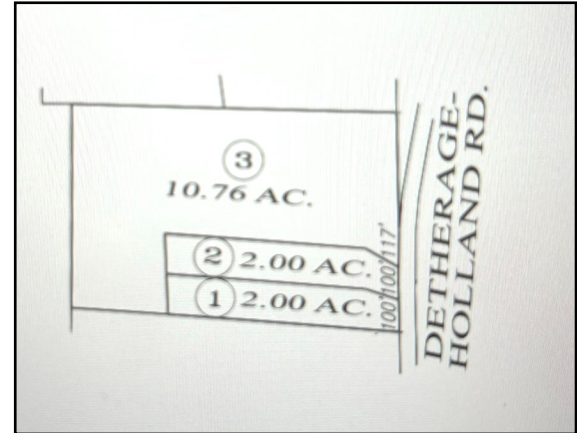
TRACT #2: 2.00 ACRES FRONTING 100 FEET ON DETHERAGE-HOLLAND ROAD. OPEN AND WELL ELEVATED TRACT MOSTLY 125 FEET IN WIDTH AND OVER 700 FEET IN DEPTH.

TRACT #3: 10.76 ACRES FRONTING 117 FEET ALONG DETHERAGE-HOLLAND ROAD. THIS TRACT IS PARTLY OPEN WITH SOME SCATTERED TREES. THIS TRACT IS WELL ELEVATED OVERLOOKING THE SURROUND COUNTRYSIDE.

AUCTIONEERS COMMENTS: TRACTS 1, 2, AND 3 TOTAL 14.76 ACRES WITH 317 FEET TOTAL ROAD FRONTAGE. THESE TRACTS ARE IN A RURAL SETTING BUT IN CLOSE PROXIMITY TO ROCKFIELD AND AUBURN COMMUNITIES. AS MOST OF YOU KNOW, THESE SMALLER TRACTS ARE GETTING HARDER TO FIND. BE WITH US SALE DAY TO SEIZE THIS OPPORTUNITY TO OWN ONE OR MORE OF THESE TRACTS, WHICH HAVE A NEW SURVEY.

TERMS: 15% DOWN DAY OF SALE, BALANCE WITH GENERAL WARRANTY DEED ON OR BEFORE 30 DAYS. **POSSESSION:** WITH DEED. A 10% BUYERS PREMIUM WILL BE ADDED TO FINAL BID TO ESTABLISH THE CONTRACT PRICE. **TAXES:** 2024 TAXES WILL BE PRORATED FROM DELIVERY OF DEED. REAL ESTATE IS SELLING IN AS-IS CONDITION. MAKE YOUR FINANCIAL ARRANGEMENTS BEFORE BIDDING. SALE IS NOT CONTINGENT ON FINANCING. AUCTION BANNERS POSTED.

DIRECTIONS TO SALE: FROM WOODBURN KY US. 31- W (NASHVILLE RD.) AT INTERSECTION OF KY HIGHWAY 240, TAKE KY 240 - 5 MILES WEST TO U.S. 68 AND KY 240 INTERSECTION TAKE U.S.68 - ¼ MILE WEST TO HARDISON ROAD. TURN LEFT ACROSS TRACKS TO DETHERAGE-HOLLAND RD. TURN LEFT FOR ½ MILE TO SALE SITE.



**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
Auctioneers: Terry Hale - Neal Cole
www.budgreenup.com

Bud
Greenup
Real Estate
& Auction Co.