

Absolute Auction Estate Sale

SATURDAY, JANUARY 26th @ 10:30 AM



Located at 495 Stone Road in Bourbon County.

From Paris take US-460 1.2 miles then left on Ky. 537 (Cane Ridge Road) approximately 8 miles. Turn left on Stone Road and continue 1.5 miles to farm. From North Middletown take College Road (Ky. 3364) north 2.5 miles, turn right on Stone Road go 1.4 miles to farm. From Mt. Sterling, I-64, Exit 110. Take Hwy. 11, 3 miles to Judy turn left on Hwy. 537 go 8 miles and turn left on Stone Road and continue 1.5 miles. **WATCH FOR SIGNS!**

47.82 ACRES
1340' of Road Frontage

Improvements include a 1997 sectional home on block foundation. Vinyl sided with a shingle roof. 3 bedrooms, 2 baths, kitchen, living and utility room. Total electric with central heat and air. City water. Also 2 outbuildings, a concrete stave silo with an unloader. A wood frame, 4-bent machinery shed with 2 enclosed rooms. Concrete cattle waterers.

Don't miss the opportunity to buy at your price this baby farm selling at Absolute Auction. This beautiful, gently rolling tract of land would make a great investment for your new home, small hobby farm or whatever interest you wish to pursue. Contact selling agents for more information or to view prior to Auction. We look forward to seeing you on Sale Day.

Owner: Marvin Gaye Hedges Estate
Todd Hedges - Administrator, Leah Hawkins - Attorney for Estate

TERMS: 10% Down Payment Day of Auction. Balance On or Before 30 Days and Possession with Deed. 2013 Property Taxes Paid by Buyer. Selling ABSOLUTE and AS-IS.

ANNOUNCEMENTS DAY OF SALE TAKE PRECEDENCE OVER ANY PREVIOUS ADVERTISEMENTS.

Sale Conducted By

LISA ROGERS REALTY

Lisa Rogers
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Bobby Rogers - Principal Auctioneer
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