

ABSOLUTE AUCTION

SATURDAY, AUGUST 16TH @ 10:30 AM

Located at 737 Bethlehem Road, Paris, Kentucky

From Lexington Road Hwy. 68 turn onto Hwy. 1939 between the Bourbon County High School and CVS Pharmacy - Go 1.8 miles to the sale. Located on the Left. Watch for Signs!

54.96 ACRES

BRICK HOME ★ BARN ★ TRACTOR

Home is a very well maintained 3 Bedroom with 2 Full Baths. Master Bath has a Double Vanity and Handicap Tub. Built-in Kitchen includes Dishwasher, Microwave and smooth top Range. Hickory cabinets throughout and a Large Pantry. Huge Family room with French doors and a Bay Window and custom wood blinds. New Laminate flooring throughout most of the house. Metal roof that is 8 years old. Full unfinished Basement has an outside entrance. Has a Laundry room with full Bath including Shower, Washer and Dryer hook-up. Electric Central Heat and Air with a Wood Furnace for alternate heat. 9' ceiling and a Cellar/Storm Shelter under porch. Rear Wood Deck and Carport.

Other Improvements include an 8 Bent Tobacco Barn, 24'x30' 3 stall barn with Loft, and a Corn Crib. Water sources include Silo Cistern, Drilled Well, Spring, Pond, Cistern under the Carport as well as City Water (2 meters), Mobile home Hook-up, Woven Wire, Diamond Mesh and Plank Fencing.

All Situated on 54.96 Surveyed Acres of highly productive Lowell, McAfee and Maury soils.

We will also sell a 1981 Farmall 140 with cultivators (1 owner, excellent condition), and a few hand tools.



- OWNERS - Larry & Janice Slone

This is the first time in decades this property has been offered for public sale. This is an excellent Baby Farm currently utilized for cattle production. Very close proximity to Churches, Businesses and Schools. The owners have retired and already moved to Mt. Sterling and they say SELL! We look forward to seeing you Sale Day!

TERMS: 10% Down Payment Day of Auction. Balance on or before 30 days. Possession with the Deed. 2014 Property Taxes Pro-Rated. Personal Property: Cash or Check day of sale.

- SELLING AS IS AND ABSOLUTE -

ANNOUNCEMENTS DAY OF SALE TAKE PRECEDENCE OVER ANY PREVIOUS ADVERTISEMENTS.

Contact Selling Agents for more Information

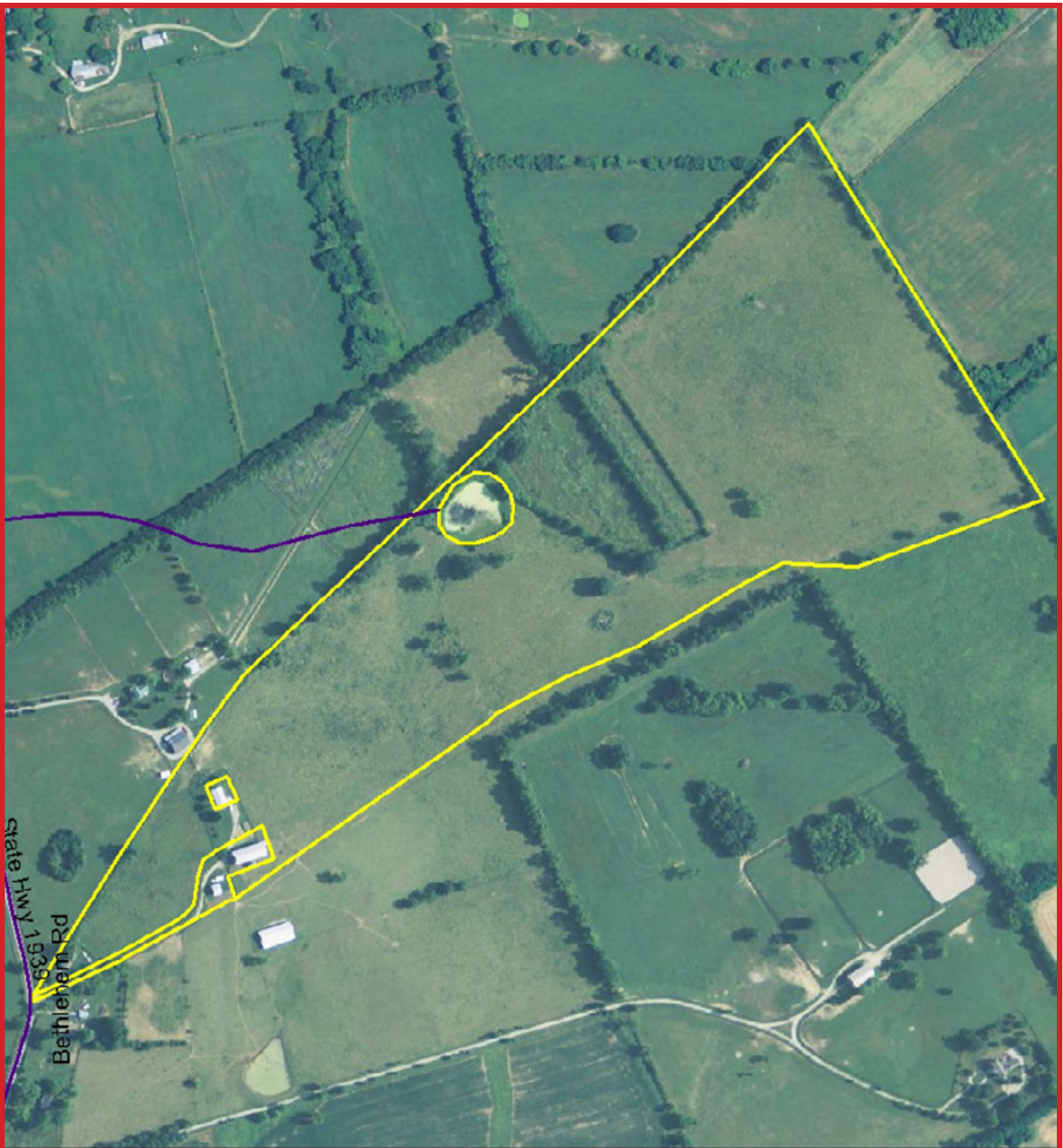
LISA ROGERS REALTY

Lisa Rogers
Principal Broker

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811 West Highway 60
Owingsville, KY 40360
(606) 674-2599

Bobby Rogers - Principal Auctioneer
Rick Rogers - Auctioneer
Vernon Stamper - Auctioneer



DRAWN PROPERTY LINES ARE APPROXIMATE, NOT GUARANTEED.



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