

PUBLIC AUCTION!

SATURDAY, MAY 30th, 10:30 AM

*Open House Saturday, May 16th, 10:30 AM-1:30 PM
and Sunday May 17th, 1:30-4:30 PM*



Due to owner relocation, **Coldwell Banker McMahan** has been commissioned to sell this unique property. Included within its 1914 sq. ft. is 3 bedrooms, 2 baths, and plenty of open living space. The two upper level decks will allow you to enjoy the outdoors and country life on the 1/2 acre +/- lot, while being only a few minutes from downtown Elizabethtown and only approximately 30 minutes from Fort Knox. In 2006 a new roof and siding was put on and the downstairs was remodeled. This is your opportunity to bid and buy a charming country home within minutes of the city life, at your price.

LOCATION: 186 West Rhudes Creek, Glendale KY. From the courthouse in Elizabethtown, follow Dixie Hwy. (US 31W South) approximately 4 1/2 miles. Signs will be posted. From Louisville follow I65 south to exit #91 WK Pkwy/Hodgenville/Paducah onto Wendell H Ford Western Kentucky Pkwy. E. toward Hodgenville (ky-61)/Abraham Lincoln Historic Site. Turn right on Dixie Hwy (US-31W south) approximately 2.3 miles. Turn right on West Rhudes Creek Road and go .2 miles.

TERMS: \$5,000 down day of auction, balance with deed due within 30 days. Possession with deed. 2009 property taxes to be pro-rated. A 10% buyers' premium will be added to the winning bid to determine final sales price. Bids may be placed before auction day.

AUCTIONEERS NOTE: The auctioneers have obtained information from sources deemed to be reliable, but it is up to the buyer to make inspections of the property. Property is being sold "As is, where is."

All announcements made the day of auction supersede any previous information.
2% Broker Participation. Agent must be present and buyer registered 24 hours prior to auction.

FOR FURTHER DETAILS GO TO: WWW.AUCTIONS kentucky.NET

TO VIEW VIRTUAL TOUR GO TO: WWW.DIALDEB.COM

Chris Warren - Auctioneer - 270-268-5433

Todd Akridge - Auctioneer - 270-668-3047

John Thompson - Auctioneer - 270-268-0457

Monica Underwood - App. Auctioneer - 270-234-4930

Bucky Fulkerson - App. Auctioneer - 270-735-3864



DEBORAH WEICHERT
Listing Agent
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