

# ONLINE ONLY AUCTION

102 CHEROKEE DRIVE-SCOTTSVILLE, KY

**BIDDING BEGINS:**  
**SATURDAY**  
**NOV 23RD @ 10AM**

**BIDDING WILL BEGIN TO CLOSE:**

**DEC**  
**TUESDAY**  
**3<sup>RD</sup>**  
**5:30 PM**

## THE BILLY & CHUNNIE SIMMONS ESTATE



**3 BEDROOM**  
**BRICK HOME,**  
**2 BATH, LARGE**  
**LIVING ROOM,**  
**KITCHEN, FULL**  
**BASEMENT,**  
**LARGE REAR**  
**DECK, CARPORT,**  
**CENTRAL HEAT &**  
**AIR, PRIME**  
**LOCATION IN**  
**INDIAN HILLS**  
**SUBDIVISION**

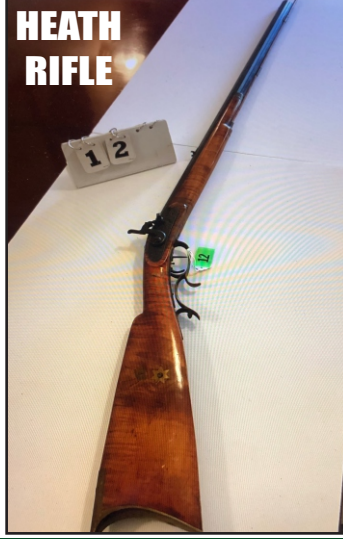
SCOTTSVILLE COLLECTIBLES- ANTIQUES - GLASSWARE- HOUSEHOLD ITEMS- FURNITURE

**PREVIEW TIME:**  
**TUESDAY**  
**NOV. 26TH**  
**from 4PM to 6PM**

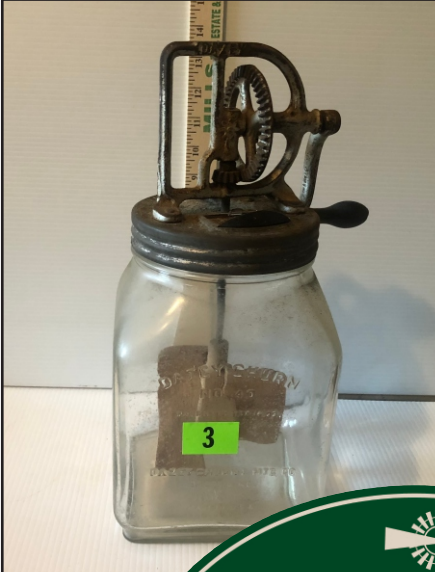
**PICK-UP TIME:**  
**WED - DECEMBER 4th**  
**from NOON to 5PM**  
**THUR - DECEMBER 5th**  
**from 9AM to 1PM**

**EXTENDED BIDDING:**  
SEE INDIVIDUAL ITEMS FOR EXACT CLOSING TIMES. THIS IS A TIMED AUCTION. IF A BID IS PLACED IN THE LAST TWO MINUTES THE AUCTION WILL AUTOMATICALLY EXTEND FOR AN ADDITIONAL TWO MINUTES.

ALL BIDDERS MUST REGISTER ONLINE WITH A CREDIT CARD. REAL ESTATE- 15% NON REFUNDABLE DEPOSIT DUE WITHIN 24 HRS OF AUCTION ENDING. BALANCE DUE ON OR BEFORE 45 DAYS. **10% BUYERS PREMIUM ON REAL ESTATE.** POSSESSION WITH DEED. 2024 TAXES PAID BY SELLER. ALL HOMES BUILT BEFORE 1978 MAY CONTAIN LEAD BASE PAINT. PROSPECTIVE BUYERS ARE GIVEN 10 DAYS PRIOR TO AUCTION TO CONDUCT LEAD BASE PAINT TEST. BUYER WILL BE REQUIRED TO SIGN A WAIVER OF ALL POST SALE INSPECTIONS. **10% BUYERS PREMIUM ON PERSONAL PROPERTY.** PAYMENT TO BE MADE BY: CREDIT CARD ONLINE (4% fee). ALL ITEMS SELLING AS-IS WHERE-IS WITH NO WARRANTY EXPRESSED OR IMPLIED. ALL ANNOUNCEMENTS MADE DAY OF AUCTION TAKE PRECEDENCE OVER ALL ADVERTISEMENTS. SELLERS NOR AGENT RESPONSIBLE FOR ACCIDENTS.



**HEATH RIFLE**



**MILLS**  
**REAL ESTATE & AUCTION CO.**  
LLC  
SCOTTSVILLE - GAMALIEL - GLASGOW

**Russell Mills**  
Auctioneer  
270-237-7625

**270-618-7800**

**Sandy Mills**  
Broker/Realtor  
270-618-9560

**FOR MORE INFO CALL LISTING AGENT: JOHNNY HOBDY 270-622-8972**

**WWW.RSMILLSAUCTIONS.COM**