

LARGE HOME, SHOP, BARN, 13.71+/- ACRES SELLING IN 2 TRACTS!

# AUCTION

**2910 ROBERTS ROAD - HARDYVILLE, KY**

**NOV**

**SATURDAY**

**30<sup>TH</sup>**  
**10:00 AM**



**TRACT 1:**  
**SHOP WITH LIVING QUARTERS, BUILT IN 2015 BARN AND 12.72+/- ACRES!**  
**TRACT 2:**  
**LARGE HOME WITH APPROX. 3,312+/- SQFT WITH PARTIAL BASEMENT THAT IS NEW BUILT IN 2020. THIS HOME IS AN AMISH BUILT HOME AND HAS A BEAUTIFUL OPEN FLOOR PLAN!**

**YOU DO NOT WANT TO MISS THIS GREAT OPPORTUNITY TO GET A BEAUTIFUL PIECE OF PROPERTY IN THREE SPRINGS, KY!**



**ALL BIDDERS MUST REGISTER WITH A PHOTO ID. REAL ESTATE- 15% NON REFUNDABLE DEPOSIT DUE DAY OF AUCTION. BALANCE DUE ON OR BEFORE 45 DAYS. 10% BUYERS PREMIUM ON REAL ESTATE. POSSESSION WITH DEED. 2024 TAXES PRORATED AT CLOSING. 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. 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.**



**MILLS**  
**REAL ESTATE & AUCTION CO.**  
SCOTTSVILLE - GAMALIEL - GLASGOW  
**270-618-7800**  
LLC

**FOR MORE INFO CALL LISTING AUCTIONEER/AGENT: JESSE MUSE, 270-670-9333, OR EVE JACKSON, 270-670-3915**

**Russell Mills Auctioneer 270-237-7625 / Sandy Mills Broker 270-618-9560**

**WWW.RSMILLSAUCTIONS.COM**

TRACT 1  
12.722 ACRES±

TRACT 2  
0.989 ACRES±

HIGHWAY 677