

**TWO BEDROOM HOME - ONE BATH  
TIMBER - SELLING IN TWO TRACTS  
2.14 ACRES**



**ONLINE AUCTION ONLY**

**LOCATION: 10100 OLD GLASGOW ROAD, MOUNT HERMON, KY**

**SELLERS: ELMER AND JEWELL COPASS ESTATE**

**BIDDING BEGINS:**

**THURSDAY**

**JAN. 2ND @ 10AM**

**BIDDING WILL BEGIN TO CLOSE:**

**JAN**

**THURSDAY**

**9<sup>TH</sup>  
2025  
5:30 P.M.**



**EXTENDED BIDDING:**

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.

**REAL ESTATE:**

Tract One: Two Bedroom, One Bath home setting on a .55-acre lot with 75 feet Road Frontage on HWY 63.

Tract Two: 1.59-acre lot with 153 feet of road frontage on HWY 63

**TERMS & CONDITIONS:**

10% Down to be paid on Friday, January 3 at the Mills Real Estate Office at 203 Fountain Run Road, Gamaliel, KY. Real Estate selling as is where is both surface and subsurface and is selling by the deed. Buyer will be required to sign a lead based paint waiver prior to signing purchase contract.

**POSSESSION:**

**DAY OF CLOSING**

**ATTENTION:**

There will be a 10% Buyer's Premium applied to the final bid to determine final contract price.



**VISIT OUR WEBSITE TO REGISTER WITH CREDIT CARD TO BID AT [WWW.RSMILLSAUCTIONS.COM](http://WWW.RSMILLSAUCTIONS.COM)**

**FOR MORE INFORMATION AND VIEWING CALL JOE MURPHY 270-427-8364**



**JOE MURPHY TEAM  
270-457-4776**

JOE MURPHY - JEFF GERALDS - SARA LEFTWICH  
*Apprentice Auctioneer*

203 FOUNTAIN RUN ROAD • GAMALIEL, KY 42140

MILLS REAL ESTATE & AUCTION, AND JOE MURPHY TEAM AND ALL OF THEIR EMPLOYEES AND SELLERS ARE NOT RESPONSIBLE FOR ANY ACCIDENTS.



TN FIRM #4399