



# ONLINE ONLY AUCTION

**LOCATIONS:** 206 MAGNOLIA STREET, TOMPKINSVILLE, KY  
2326 HARLANS CROSSROADS, TOMPKINSVILLE, KY  
2278 HARLANS CROSSROADS, TOMPKINSVILLE, KY

**SELLER:  
DAVIS**

FOR MORE INFORMATION AND PREVIEW CALL JEFF GERALDS 270-427-6559

## BIDDING BEGINS:

**MONDAY**  
FEB. 10th @ 10AM

## BIDDING WILL BEGIN TO CLOSE:

**FEB**  
**TUESDAY**  
**18 TH** 2025  
5:30 P.M.

**PREVIEW:**  
Sunday, Feb. 16th  
2PM - 4PM

## 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:

- 206 Magnolia Street - 4 bedrooms - 1 bath on 0.17 acres
- 2326 Harlans Crossroads - 3 bedrooms - 1 bath on 0.59 acres
- 2278 Harlans Crossroads - 3 bedrooms - 1 bath on 2.68 acres

READ ALL ONLINE AUCTION TERMS AND CONDITIONS

## TERMS & CONDITIONS:

10% down to be paid Wednesday, February 19th at the Mills Real Estate Office at 203 Fountain Run Road, Gamaliel, KY after 2 PM. Real Estate is selling as is where is both surface and sub surface and is selling by the deed. 2025 property taxes will be prorated. Rent will be prorated on the day of closing if qualified.

## POSSESSION:

30 Days from closing

## ATTENTION:

There will be a 10% Buyer's Premium added to the final bid of real estate to determine final contract price.



206 MAGNOLIA ST - 0.17 ACRES



2326 HARLANS CROSSROADS - 0.59 ACRES



2778 HARLANS CROSSROADS - 2.68 ACRES

**AGENT'S NOTES:** All of these houses are currently rented and producing income. Make your plans to take a look at these properties on Feb 16th, bidding starts Feb. 10th @ 10AM and ends Feb. 18th at 5:30PM

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



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

JOE MURPHY - JEFF GERALDS - SARA LEFTWICH  
Apprentice Auctioneer  
203 FOUNTAIN RUN ROAD • GAMALIEL, KY 42140



FOR MORE INFORMATION CALL JEFF GERALDS 270-427-6559 MILLS REAL ESTATE & AUCTION, AND JOE MURPHY TEAM AND ALL OF THEIR EMPLOYEES AND SELLERS ARE NOT RESPONSIBLE FOR ANY ACCIDENTS.



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TN FIRM #4399