

**NICE FARM WITH 2 HOMES AND BARN**

# **AUCTION**

**2098 ROBERTS ROAD - HARDYVILLE, KY**

**SELLERS: DANIEL AND ROSINA TROYER**

**FEB**

**SATURDAY**

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



**TRACT 1:**  
**1.48+/- ACRES WITH 2 HOMES**

**TRACT 2:**  
**33.42+/- ACRES WITH BARN**

**TRACT 3:**  
**5.93+/- ACRES**

**TRACT 4:**  
**1.04+/- ACRES**

**TRACT 5:**  
**10.33+/- ACRES**

**TRACT 6:**  
**11.61+/- ACRES WITH BARN**



**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. 2025 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.**



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