

# ONLINE ONLY AUCTION

## 80 OLD BRIDGE ROAD - SCOTTSVILLE, KY

**BIDDING BEGINS:**  
**MONDAY**  
**MAR 10TH @ 10AM**

**BIDDING WILL BEGIN TO CLOSE:**

**MAR**  
**THURSDAY**  
**20<sup>TH</sup>**  
**5:30 PM**

### 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.

### \* READ ALL TERMS BEFORE BIDDING \*

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 30 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.

**8.07+/- ACRES - 2 TRACTS - 2 BEDROOM HOME - TRAMMEL CREEK FRONTAGE - FRONTAGE ON 3 ROADS**



**TRACT 1: 0.60+/- ACRES, 2 BEDROOM HOME, FRONTAGE ON HWY 1332 POPE ROAD & OLD BRIDGE ROAD, TRAMMEL CREEK FRONTAGE**

**TRACT 2: 6.46+/- ACRES, FRONTAGE ON HWY 1332 POPE ROAD & HALFWAY ROAD, TRAMMEL CREEK FRONTAGE, PROPERTY IS LOCATED IN A FLOODED HAZARD**



# 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

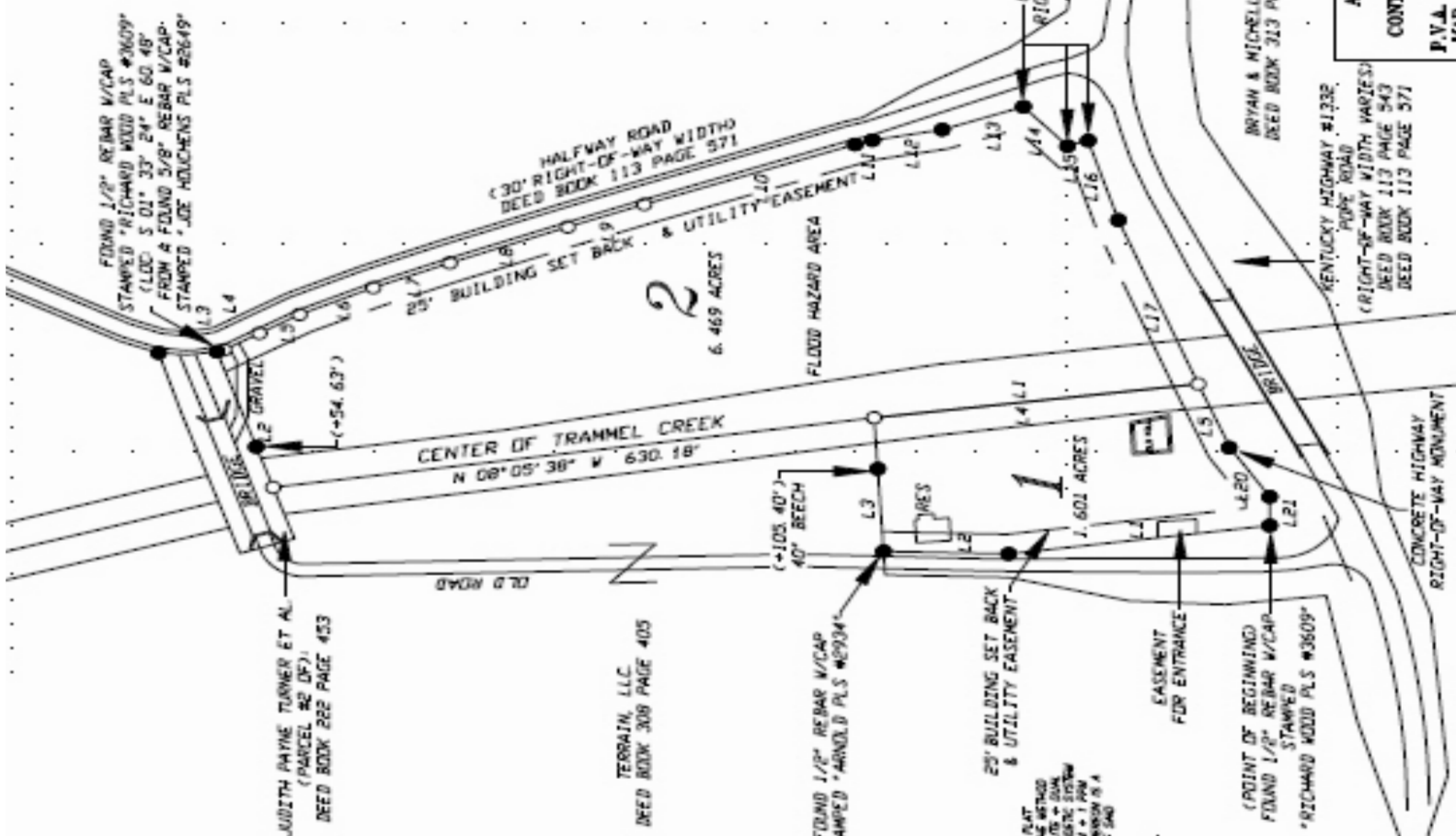
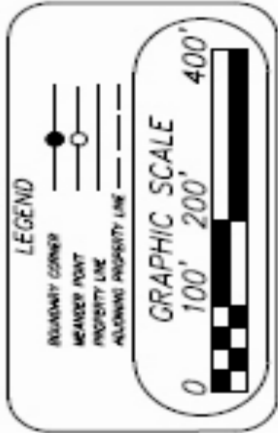


**FOR MORE INFO CALL AUCTIONEER/REFERRAL AGENT: RUSSELL MILLS, 270-237-7625, OR JOE COSTELLO, 270-622-0357**

## WWW.RSMILLSAUCTIONS.COM



COUNTY MAP (MAP NOT TO SCALE)



TRACT #1	TRACT #2
L1= N 07° 35' 47" W 273.45'	L1= N 68° 22' 04" E 311.92'
L2= N 01° 26' 30" E 129.80'	L2= N 71° 21' 44" E 182.72'
L3= N 86° 42' 31" E 170.56'	L3= S 16° 28' 16" E 7.84'
L4= S 68° 22' 04" W 311.92'	L4= S 30° 02' 22" E 42.22'
L5= S 56° 10' 33" W 75.66'	L5= S 29° 48' 00" E 48.15'
L6= N 89° 54' 23" W 36.57'	L6= S 24° 07' 41" E 83.82'
	L7= S 21° 36' 59" E 85.45'
	L8= S 20° 32' 08" E 130.77'
	L9= S 19° 54' 58" E 84.41'
	L10= S 19° 14' 22" E 231.82'
	L11= S 16° 20' 10" E 19.00'
	L12= S 10° 34' 14" E 73.56'
	L13= S 19° 07' 16" E 89.13'
	L14= S 47° 27' 57" W 67.80'
	L15= S 17° 59' 19" E 22.49'
	L16= S 72° 48' 53" W 106.21'
	L17= S 68° 22' 04" W 224.77'



SOURCE OF TITLE

BEING THE PROPERTY CONVERTED TO ROBERT R. THOMAS, TRUSTEE OF THE REVOCABLE LIVING TRUST OF ROBERT R. THOMAS AND MARY E. THOMAS, BY DEED DATED MARCH 7TH, 2012, FROM ROBERT R. THOMAS, TRUSTEE OF THE REVOCABLE LIVING TRUST OF ROBERT R. THOMAS AND MARY E. THOMAS AND RECORDED IN DEED BOOK 314 PAGE 348, IN THE OFFICE OF THE ALLEN COUNTY CLERK.

**PLS**  
**PRIDE**  
**LAND SURVEYING INC.**  
 402 Sampson Street  
 Glasgow, Kentucky 42141  
 Phone: (270) 651-8311  
 Fax: (270) 651-8312

PLAT OF SURVEY FOR:  
**ROBERT R. THOMAS**  
**1700 MANOR WAY**  
**IRLAND, FLORIDA 32780**

Drawn By R. WOOD	BOOK NO. GPS DATA
E.O.C. SEE NOTE	CAD File No. THOMAS-B-2025
Date 01-06-2025	Scale 1" = 200'

SHOWING THE PROPERTY OF:  
**ROBERT R. THOMAS**  
**TRUSTEE OF THE REVOCABLE LIVING**  
**TRUST OF ROBERT R. THOMAS &**  
**MARY E. THOMAS**  
**DEED BOOK 314 PAGE 348**  
**ADJOINING PLAT BOOK 13 PAGE 71**  
**ALLEN COUNTY, KENTUCKY**

I, do hereby certify that the survey shown hereon is accurate to the best of my knowledge and belief.

**RICHARD WOOD, P.L.S. # 3609**

**AREA OF TRACTS COMBINED:**  
**CONTAINS: 6.070 ACRES**  
**P.V.A. REFERENCE NUMBER:**  
**MAD 413 RANCER AS-1**

**CONVEYANCE**  
 I HEREBY CERTIFY THAT THE SURVEY SHOWN ON THIS PLAT WAS DONE BY MEASUREMENT UNDER MY DIRECT SUPERVISION BY THE METHOD OF GLOBAL POSITIONING SYSTEM, USING A TOPCON HOKER LITE 5000 PROBATIONARY RECEIVER. THE DATUM USED WAS THE WORLD GEODETIC SYSTEM (WGS 1984), WITH A RELATIVE POSITIONAL ACCURACY OF 10MM + 1 PPM HORIZONTAL, 10MM + 1 PPM VERTICAL. THE SURVEY INSTRUMENT IS A GLOBAL CLASS SURVEYOR AND THE ACCURACY AND PRECISION OF SAID SURVEY MEETS ALL THE SPECIFICATIONS OF THIS CLASS.

- MISCELLANEOUS NOTES:**
1. MEASUREMENTS WERE OBTAINED BY THE OFFICE OF GLOBAL POSITIONING SYSTEM.
  2. THIS PROPERTY IS IN A FLOOD HAZARD AREA AS SHOWN BY COUNTY FLOOD INSURANCE.
  3. FOUND 1/2" REBAR W/CAP STAMPED "RICHARD WOOD PLS #3609" AT ALL CORNERS UNLESS OTHERWISE NOTED.
  4. THIS PROPERTY IS SUBJECT TO ANY EXISTING RIGHTS OF WAY OR EASEMENTS.
  5. THIS PLAT OF SURVEY REPRESENTS A BOUNDARY AND COMPLETES WITH 201 PAR 18100.
  6. THIS PROPERTY IS SUBJECT TO A 10' WIDE EASEMENT AS SHOWN IN DEED BOOK 281 PAGE 438.