

28+/- ACRES SELLING IN 3 TRACTS!

AUCTION

998 PARK COSBY ROAD - HARDYVILLE, KY

FEB

SATURDAY

15TH
10:00 AM



**TRACT 1:
2.33+/- ACRES WITH
A HOUSE, BARN, AND
HORSE BARN**

**TRACT 2:
15.06+/- ACRES**

**TRACT 3:
10.55+/- ACRES
WITH A POND**

DISCOVER THIS INCREDIBLE PROPERTY OFFERING ENDLESS POSSIBILITIES IN BARREN COUNTY. WITH TWO SPACIOUS BARN, ONE EQUIPPED WITH THREE GARAGE DOORS FOR AMPLE STORAGE, AND LIVESTOCK NEEDS, AND A BRAND-NEW HOOP BARN FEATURING CONCRETE FLOORS, 10 STALLS, A TACK ROOM, A LOFT, AND 4 DAY STALLS, THIS LAND IS PERFECT FOR HORSE ENTHUSIASTS OR ANYONE SEEKING TO EXPAND THEIR AGRICULTURAL PURSUITS. THE FOUR-BEDROOM HOUSE, COMPLETE WITH TWO BATHROOMS THAT ARE ALREADY PLUMBED AND READY, PROVIDES COMFORTABLE LIVING SPACE.

THE ENTIRE 28 ACRES IS FULLY FENCED AND INCLUDES A POND, MAKING THIS AN UNBEATABLE OPPORTUNITY FOR INVESTORS OR FAMILIES LOOKING FOR THEIR DREAM PROPERTY. DON'T MISS OUT!



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.

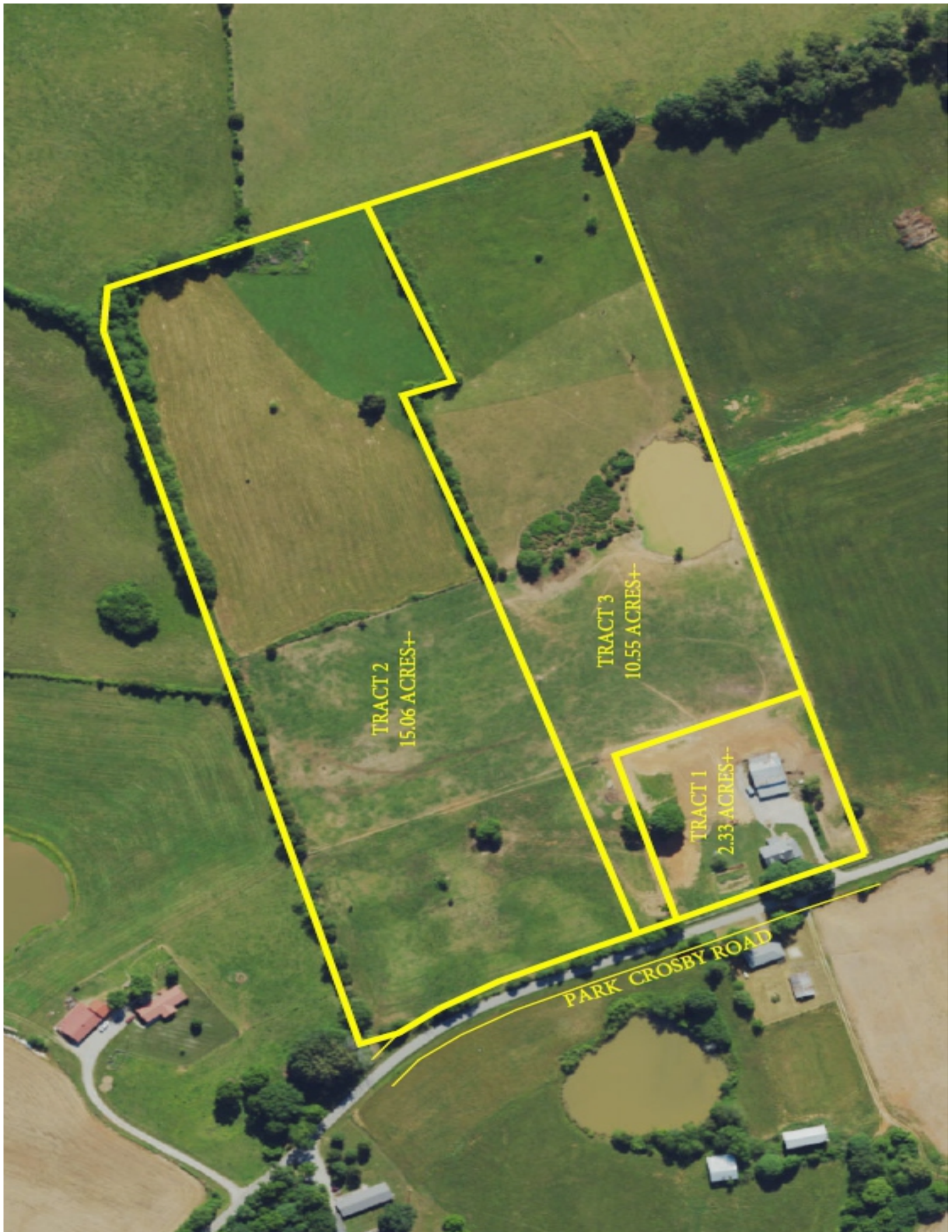


MILLS
REAL ESTATE & AUCTION CO.
SCOTTSVILLE - GAMALIEL - GLASGOW
270-618-7800
LLC

FOR MORE INFO CALL LISTING AUCTIONEERS: BLAKE AND BRENTON RYAN, 270-766-7908, OR 270-766-8926

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

WWW.RSMILLSAUCTIONS.COM



TRACT 2
15.06 ACRES+

TRACT 3
10.55 ACRES+

TRACT 1
2.33 ACRES+

PARK CROSBY ROAD