

LIVE ONSITE Auction

Absolute/No Reserve

171 Mary Linda Rd
Monticello, Kentucky



For info visit: www.171MaryLindaRd.com

Monday | Feb. 6th | 4:30 pm *EST



Onsite Absolute/No Reserve Auction
171 Mary Linda Rd • Monticello, Kentucky
Monday, Feb. 6th - 4:30 pm (est)

Join SeniorCare Property Solutions on **Monday, Feb. 6th** at **4:30 pm** (*EST) for an Absolute/No Reserve Home Auction at 171 Mary Linda Road, in Monticello, Kentucky.

This Great Home Auction Features:

- 3 Bedroom/1 Bath Brick Home
- Maintenance Free Vinyl Wrap Exterior
- Metal Roof
- Updated HVAC
- Convenient Location
- Wood Outbuilding Sold Separately

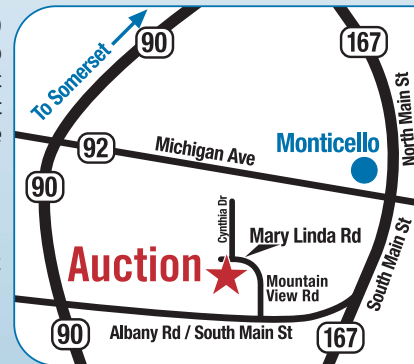
For more info call **Murray McCandless (270-872-7507)**, or visit online at www.171MaryLindaRd.com for more details.



Wood Outbuilding Sold Separately

From Somerset: Take Hwy 90 South to Monticello. Turn left onto Albany Rd/South Main St, then left on to Mountain View Rd, and left on Mary Linda Rd. Property on the left. **Auction Signs Posted.**

In Monticello: Take Hwy 167 South (S. Main St) and turn right on to Albany Rd/S. Main St., then right on Mountain View Rd, and left on to Mary Linda Rd. Property on the left. **Auction Signs Posted.**



TERMS & CONDITIONS: 10% DOWN DAY OF AUCTION with balance due on or before March 6th, 2017. All 2017 Real Estate Taxes shall be prorated between the Buyer and Seller through the date of closing. **10% BUYER'S PREMIUM (Real Estate only)** will be added to the final bid in order to determine the overall contract sales price on real estate. Possession of Real Estate at closing. Bidders shall satisfy themselves as to condition, quality and description of property before bidding. All information and descriptions are believed to be correct, however, no warranties are given for accuracy. Property sold "as-is-where-is" without warranties expressed or implied. Announcements made the day of Auction shall take precedence over any advertisements. **NOTE:** This home was built prior to 1978. It may contain lead based paint. The winning Bidder will be required to sign a waiver of lead based paint inspection at the signing of the purchase contract and property seller's disclosure. **Personal Property Conditions:** Cash or Good Check day of sale. (Possession of personal property the day of auction).

www.171MaryLindaRd.com



Murray McCandless
Auctioneer | SeniorCare Property Solutions
270-872-7507



2435 Fitzgerald Industrial Dr • Bowling Green, KY 42104