

REAL ESTATE AND PERSONAL PROPERTY/POA AUCTION

10 AM Saturday JULY 8, 2023

7160 Hopeful Road Florence, KY 41042

REAL ESTATE OPEN HOUSE

Sunday June 11, 2023 1 to 3 PM

REAL ESTATE

Offered for sale at 12 NOON



Fantastic starter home, well located.
Rare opportunity to buy at auction.



REAL ESTATE: brick ranch style on corner lot w/2 car garage, kitchen, dining room, living room, 3 bedrooms, huge family room. hardwood floors. Lots of closet space. fireplace. Electric heat/heat pump/central air. city water/sewer. Vinyl windows. Storm shelter. Large deck. Aluminum enclosed rear porch. Garage w/remote doors & concrete floor, gazebo. small outbuilding. black top driveway

DISCLAIMER: All information contained herein is believed to be accurate but not warranted. No warranties expressed or implied, subject to all easements, restrictions, zoning, covenants and other matters of record. All measurements are approximate and not guaranteed. Any home built after to 1978, does not fall under the Lead Base Paint Law. Any/all inspections will be at Potential Buyer's Expense. **REAL ESTATE TERMS:6% Buyer's Premium.** Come prepared with pre-arranged financing. Property sells "AS IS" with no contingencies or inspections. Bidders shall rely on their own inspection and not upon any description of the Auctioneer, owner or agents. Auctioneer and Real Estate Company are working for the seller only. Property sells with Owner Confirmation. All decisions of the auctioneer are final. Chuck Marshall Real Estate Purchase Contract will be written immediately following the final bid. **DEPOSIT:** required day of the auction for property purchased: \$10,000.00 (**NON-REFUNDABLE**).

Certified/cashier check (payable to Buyer), to be deposited in escrow account of Mike Brown & Associates, LLC. Closing for property will be **on or before August 22, 2023**. Possession according to the purchase contract. If Buyer fails to close per terms of contract, the deposit is non-refundable. Seller will furnish a good deed at closing at Title Company. Any other terms and conditions will be announced day of auction and will take precedence over printed material. Taxes pro-rated to day of closing.

ANTIQUES and COLLECTABLES: oak round glass chine closet, oak secretary, ornate oak hall tree w/umbrella pocket, oak bookcase, oak kitchen cabinet, oak Hoosier cabinet, nice 5 pc Rattan living room set, cherry teacart, marble top table, inlaid table, Yamaha piano, cedar chest, walnut chest, 2 grandfather clocks, several crocks, child's Babee-Tena safety chair, wash boards, lots of pressed and cut glass, floor lamps, Victorian love seat and chair, depression glass, McCoy pieces, cookie jar collection, Carnival glass pieces, Gone With the Wind lamps, Lowrey organ, Roseville pieces, gossip bench, barrel table w/4 barrel chairs, cast iron pieces, Jenny Lynn bed, linens, doilies, aprons, lots of colored glass, several Hen on the Nest, Toby mugs, wash stand w/towel bar, cookbooks, Princess Diana collection, 3 pc bedroom suite, doll collection, very large selection of misc glassware, refrigerator, stove, washer and dryer, very large selection of glassware, furniture and misc items. should be a fun auction.

PERSONAL PROPERTY TERMS:10% Buyer's Premium. All sold "as is, where is" with no guarantees. Payment made on auction day with cash or good check with proper I.D. Announcements made auction day take precedence over any previous notification. Not responsible for accidents or loss of property. ID required register for buyer's number. Sales tax will be collected

Owner: Joe Swango/Connie Holtmann POA

CHUCK MARSHALL AUCTION & REAL ESTATE COMPANY.

4565 Maysville Rd, Flemingsburg, KY 41041

Chuck Marshall, Broker/Auctioneer



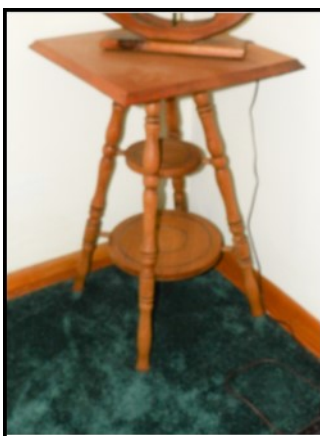
Mike Brown & Associates LLC AUCTIONEERS

Mike Brown, Auctioneer 513-532-9366

www.MikeBrownAuctioneer.com



CAR and TRUCK: 2002 Nissan XE



AUCTIONEER'S NOTE: This will be a nice auction with a lot of variety, something for everyone.



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