

ESTATE AUCTION

SATURDAY June 29, 2024

10:00 AM Equipment and Household

12 Noon REAL ESTATE 12.0592+- total acres

734 Cooper Lane Brooksville, Ky 41004 next to Bracken County School

Pre-Approval letter is required for bidding on property. All qualified bidders may bid on property!



*Great location
only 3 miles from
AA Highway!*



*Very Quiet Road, at the end
of a no outlet!*



*Very well constructed
home with great
craftsmanship*



**OPEN HOUSE
SUNDAY JUNE 23, 2024 1-4PM**



**12.0592 Acres of
Amazing Wildlife!**

Beautiful home sitting on 12.0592 acres with amazing view and privacy. Geo Thermal heat installed 6/3/2019, hardwood floors, vinyl siding, metal roof, home has Peachtree windows. 3 bedroom with a possibility of more, 2.5 baths, formal dining room, eat-in kitchen, family room with ceiling fan, electric fireplace, double glass doors with a fantastic view, large master bedroom walk-in closet, large attached bathroom. laundry/utility room, mud room. 2 bedrooms upstairs, large storage attic, finished basement w/kitchen, bedroom, TV room, 1/2 bath. furnace room, large storage room and walkout. Attached over size double car garage with built in cabinets/desk and Shelving, 30X40 insulated, heated w/wood stove, pole barn style shop with 12' rollup door with electric door opener, 1 double sliding door, good lighting

NOTE: 4% Buyer's premium on real estate only. No financial contingencies. Come prepared with pre-arranged financing. Property selling subject to any and all recorded or unrecorded easements, restrictions and covenants. Although all information in all advertisements is obtained from sources deemed reliable, the auctioneer/broker and owners make no warranty or guarantee actual or implied as to the accuracy of the information. Make your inspections prior to sale date. Buyer will be required to sign a disclosure statement of lead base hazards along with a waiver of a 10-day post sale inspection. It is for this reason that the prospective buyers should avail themselves the opportunity to make inspection of property (real estate or personal) prior to bidding. Auctioneer and Real Estate Companies are working for the seller only. All decisions of the auctioneer are final. Purchase Contract will be written immediately following the final bid. Our companies are not responsible for Accidents or loss of property. **REAL ESTATE DEPOSIT:** Required day of the auction for property purchased: \$25,000.00 down, to be deposited in escrow account of Chuck Marshall Auction & Real Estate Company, Inc. Closing for property will be on or before July 30, 2024. Possession according to the purchase contract. If Buyer fails to close per terms of contract, the deposit is **NON-REFUNDABLE**. 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. All sold "as is/where is" with no guarantees. Payment made on auction day with cash or good check with proper I.D.

**Owner: Estate of Darren Cooper, Karen Cooper Exec
Michael Clarke , Attorney at Law Clarke & Caudill Law Firm**

CHUCK MARSHALL AUCTION & REAL ESTATE COMPANY
4565 Maysville Rd, Flemingsburg, KY 41041 www.chuckmarshall.com
Chuck Marshall, Broker/Auctioneer 606-782-0374 or 606-845-5010



Mike Brown & Associates LLC, AUCTIONEERS
BETHEL, OHIO (513) 532-9366
Mike Brown, Randy Dugan Auctioneers
www.MikeBrownAuctioneer.com

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TRUCK, TRACTORS, MULE, 4 WHEELER & EQUIPMENT: 2014 Ford pickup truck 88,000 miles, 4000 Ford diesel HiCrop tractor, 36" tires, remote control, canopy, 3569 hours, 784 IH with canopy, 2250 quick attach loader, 3048 hours, new rubber, remote control. Kawasaki Mule Profx Pro series with electric 4 wheel drive. Artic Cat 400 4WD 4 wheeler, Ariens zero turn lawn mower, Apex 60' Kawasaki 24 HP Troybilt power washer 2700 B&S motor, J D LA175 mower, Lift, push mower, Kobalt 26 gal upright air compressor, fishing poles, Milwaukee weed eater, step ladders, Huskee rear tine tiller, Huscavarna chain saw, acetylene torch outfit, small Miller Thunderbolt XL welder, space heater, deer stand, mounted deer heads, parts racks, floor jacks, Craftsman double tool box, loader for Ford tractor, 3 pt hay spear, MF 300 sickle bar mower, 1 row cultivator, no till corn planter, pallet forks, Ford plow 12" 2 bottom, Bushhog box blade, disc, 256 rake, gates, feeders, water tank, MF 8' 3 pt disc, flat wagon, NH manure spreader 327 single beater, drag, 3 pt rotovator 7', Woods brush bull 6 1/2', 3 pt post digger, Volcan cultivator, 3 pt fertilizer spreader, 12' stock trailer, hay spear, lots of hand tools, power tools, metal stool **FURNITURE & COLLECTABLES:** Leather couch, fabric reclining couch, sofa table, bench, sewing machines, bedside tables, misc kitchen chairs and household items. **ANTIQUES:** 2 kitchen chairs, 2 drawer chest, side tables, dressers, Victrola, other misc household items & more



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