

AUCTION



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PREFERRED & AUCTION

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TUESDAY • NOVEMBER 19 • 10:00 AM - WEDNESDAY • NOVEMBER 20 • 2:00 PM

545 SHADY CLIFF ROAD • LEWISBURG • KENTUCKY



CABIN AT LAKE MALONE!

650 +/- SQUARE FOOT HOUSE ON .36 +/- AC

- 2 BEDROOMS / 1 BATHROOM
 - BEDROOM #1: 9'6" X 8'3"
 - BEDROOM #2: 9'6" X 7'7"
- BONUS ROOM: 10'2" X 8'6"
- POTENTIAL TO BE 3RD BEDROOM
- KITCHEN: 9'6" X 9'8"
 - STAINLESS REFRIGERATOR & STOVE
- LIVING ROOM: 18'6" X 12'8"
- MINI SPLIT HVAC
- WINDOW UNITS IN BEDROOMS
- METAL ROOF
- LARGE COVERED FRONT PORCH: 34' X 8'
- COVERED CARPORT: 10' X 13'



0.7 +/- MILES FROM SHADY CLIFF MARINA



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CONDITIONS OF SALE: Bidders shall satisfy themselves as to the condition, quality, and description of the property before bidding. All information and descriptions are believed to be correct. However, no warranties or guarantees are expressed or implied. All property is sold "AS IS, WHERE IS." Real estate selling subject to all easements and restrictions recorded or unrecorded. Announcements made day of sale take precedence over any advertisements. Selling by deed. Bidders must register online at www.PreferredAuctions.com and accept Terms & Conditions to bid. TERMS: 7% Buyer's Premium will be added to the last bid to determine contract price of real estate. Winning bidder is responsible for signing Auction Purchase Contract and delivering the 10% Down Payment Deposit by 3:00 PM on Thursday, November 21, 2024. Closing to take place on or before December 20, 2024. Taxes to be prorated between Buyer and Seller as of date of closing. Possession is upon delivery of deed. There are no pre- or post-sale contingencies, including financing.