

Selling At Absolute Auction

Saturday, September 9th, 2023, At 10:00 A.M.

"Mrs. Sarah Arant And The Late Mr. Charles Arant"

265 State Route 381 Sedalia, Kentucky

Just 3/10 Mile South Of The Sedalia Post Office On Hwy 381



Situated On 1.99 Acres

**Spacious Brick Home
On A Pleasant 1.99 Acre Setting**

Three Bedrooms - Two Baths

Open Eat In Kitchen And

Family Room With Fireplace

Open Living Room And Dining Room

Nice Walk In Bath Unit - Laundry Room

Gas Central Heat & Air System

Gas Home Generator Support System

Like New Storm Shelter

Detached Two Car Work Shop Garage

Storage Buildings - Shop Barn

Real Estate Sells At 11:00 A.M.

Selling With A New Survey!



**Real Estate
Purchase Terms**

**10% Down, Balance In 30 Days
No Buyer's Premium**

**Selling with A New Survey
Shown By Appointment
Call Cash Auction For An Appointment**

Each Potential Bidder Is Responsible For Conducting His Or Her Own Independent Inspections, Investigations, Inquires, And Due Diligence Concerning The Property. Lines On Aerial Plats Show Only The Relative Locations Of The Tracts Subject To Sale And May Not Be Relied On As An Exact Location Or Boundary. Although All Information In All Advertisements Is Obtained From Sources Deemed Reliable, The Auctioneer, Real Estate Broker And Sellers Make No Warranty Or Guarantee Actual Or Implied As To The Accuracy Of The Information. It Is For This Reason That The Prospective Buyers Should Avail Themselves The Opportunity To Make Inspection Prior To The Auction. Lead Paint Could Be Present In Any Home Built Prior To 1978. Make Your Inspection Before Sept.9th 2023. Buyer Will Be Required To Sign A Disclosure Statement Of Lead Based Hazards Along With A Waiver Of A 10 Day Post Sale Inspection. All Announcements Day Of Sale Take Precedence Over All Advertisements.

JAMES R. CASH

The AUCTIONEER & REAL ESTATE BROKER

P.O. Box 9, Fancy Farm, KY 42039
270-623-8466 - jamescash.com
"THE SELLING MACHINE"



Starting at 10:00 A.M.

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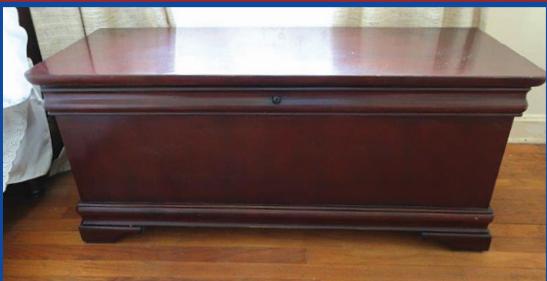
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Auction Highlights

2000 Mercury Grand Marquis GS, One Owner, 91,790 Miles

Queen Anne Dining Table w/6 Chairs • Buffet • Curio Cabinet • Two Matching Loveseats • Coffee Table , End Tables •5 Piece Bedroom Suite • 3 Piece Bedroom Suite • Cedar Chests • Loveseat Sleeper • Armoire • Sofa • Kitchen Table, 2 Leaves, w/6 Chairs • Lamps • Whirlpool Refrigerator • Washer, Dryer • Oil Lamps • Crockery, Churns • Quilts • Cast Iron • Antique Collectibles, Glassware • Antique Settee & Chair • Costume Jewelry • Kitchen Ware • Prints • Lots Of Household Miscellaneous • Yard & Farm Tools • Mowers And Much More!! Generations Of Collecting!

COMPLETE SETTLEMENT DAY OF SALE!!

JAMES R. CASH AUCTIONS

James R. Cash II - Jay Cash •Auctioneer • Fancy Farm, KY