



## 2 ONLINE AUCTIONS PADDOCK WAY CAVE CITY - BANK ROAD FOUNTAIN RUN KY

**Auction Opens:** Sat, Nov 2 10:00am CT

**Auction Closes:** Tue, Nov 12 6:00pm CT

**Lot Title**

- 0001** MILLS REAL ESTATE AND AUCTION CO.  
270-618-7800
- 0002** TERMS & CONDITIONS: ALL BIDDERS  
MUST REGISTER ONLINE WITH A  
CREDIT CARD. REAL ESTATE- 15% NON-  
REFUNDABLE DEPOSIT DUE WITHIN 24  
HRS OF AUCTION ENDING. BALANCE  
DUE ON OR BEFORE 45 DAYS. 7%  
BUYERS PREMIUM ON REAL ESTATE.  
POSSESSION WITH DEED. 2024 TAXES  
PRORATED AT CLOSING. ALL ITEMS  
SELLING AS-IS WHERE-IS WITH NO  
WARRANTY EXPRESSED OR IMPLIED.  
ALL ANNOUNCEMENTS MADE DAY OF  
AUCTION TAKE PRECEDENCE OVER ALL  
ADVERTISEMENTS. SELLERS NOR  
AGENT RESPONSIBLE FOR ACCIDENTS.

**Lot Title**

- 0003** 44 PADDOCK WAY - CAVE CITY, KY :  
EXECUTIVE BRICK HOME WITH 1,890 +/-  
SQFT OF LIVING SPACE ON THE MAIN  
LEVEL AND 1,890+/- SQFT OF PARTIAL  
FINISHED LOWER LEVEL. THERE IS AN  
ATTACHED 2 CAR GARAGE AS WELL AS  
A DETACHED 3 CAR GARAGE. THE  
HOME OFFERS 3 BEDROOMS, 2  
BATHROOMS, LIVING ROOM, DINING  
ROOM, KITCHEN AND BREAKFAST  
NOOK. CENTRAL VACUUM SYSTEM AND  
NEW FURNACE AND DUCTWORK  
RECENTLY CLEANED. THIS HOME  
OFFERS ALL THE AMENITIES YOU  
WOULD EXPECT IN AN EXECUTIVE  
HOME. THIS HOME HAS HARDWOOD,  
TILE, AND CARPET FLOORING. A GAS  
FIREPLACE IN THE LIVING ROOM,  
COVERED FRONT PORCH, REAR DECK  
AND COVERED REAR PATIO. THIS HOME  
HAS HAD FLOOD DAMAGE IN THE  
LOWER LEVEL. PARTIAL REMEDY HAS  
BEEN DONE BUT NEEDS FINAL DIRT  
WORK AND REFINISHING TO THE  
LOWER LEVEL FOR AN ADDITIONAL 2  
BEDROOMS, BATH, KITCHEN, AND  
LIVING ROOM. CALL HAROLD  
ARMSTRONG FOR TOUR AND SPECIFICS  
ON LOWER LEVEL. THIS HOME IS  
LOCATED ON LOT 2 AND LOT 1 GOES  
WITH THE SALE. HAROLD ARMSTONG  
AUCTIONEER AGENT/OWNER.

**Lot Title**

**0005** BANK ROAD - FOUNTAIN RUN, KY : LOT  
 # 151 CARDINAL BAY SUBDIVISION  
 (BANK ROAD) 1.1 +/- ACRES WITH  
 LARGE MATURE TREES COVER.  
 COUNTY WATER AND ELECTRICAL  
 SERVICE AT FRONT OF PROPERTY. THE  
 REAR JOINS THE CORP OF ENGINEERS  
 BARREN RIVER LAKE. CALL HARROLD  
 ARMSTRONG FOR SPECIFIC  
 INFORMATION 270-646-7000

**\*\*\* READ ALL TERMS BEFORE BIDDING \*\*\***

ALL BIDDERS MUST REGISTER ONLINE WITH A CREDIT CARD. REAL ESTATE- 15% NON-REFUNDABLE DEPOSIT DUE WITHIN 24 HRS OF AUCTION ENDING. BALANCE DUE ON OR BEFORE 45 DAYS. 7% BUYERS PREMIUM ON REAL ESTATE. POSSESSION WITH DEED. 2024 TAXES PRORATED AT CLOSING. ALL HOMES BUILT BEFORE 1978 MAY CONTAIN LEAD BASE PAINT. PROSPECTIVE BUYERS ARE GIVEN 10 DAYS PRIOR TO AUCTION TO CONDUCT LEAD BASE PAINT TEST. BUYER WILL BE REQUIRED TO SIGN A WAIVER OF ALL POST SALE INSPECTIONS. ALL ITEMS SELLING AS-IS WHERE-IS WITH NO WARRANTY EXPRESSED OR IMPLIED. ALL ANNOUNCEMENTS MADE DAY OF AUCTION TAKE PRECEDENCE OVER ALL ADVERTISEMENTS. SELLERS NOR AGENT RESPONSIBLE FOR ACCIDENTS.

**ALL ITEMS SELLING AS-IS**

All Real Estate is sold AS IS with NO warranty expressed or implied both surface and subsurface with restrictions or easements that may be recorded or unrecorded. The sellers will be transferring the property by a general warranty deed unless otherwise stated in the description. It is the buyer's responsibility to inspect the property before bidding. The auctioneers, auction company, employees, and/or representatives may bid on the sellers' behalf if this auction is being sold with a reserve. The auctioneer, auction company, employees, and/or representatives may bid on and purchase property in this auction. Any house built before 1978 may contain lead-based paint. All bidders are given 10 days prior to the auction to conduct lead base paint test and will be required to sign a waiver of post-sale inspections. We advise the buyers to contact your insurance agent and obtain an insurance binder on the property. This auction is not subject to the buyer obtaining financing and the deposit is nonrefundable. Bidders should satisfy themselves with the description and condition before bidding. In the event of technical difficulties or malfunctions, the auctioneer/auction company reserves the right to reopen the bidding and/or reschedule the ending of this auction. By bidding you agree to these terms. If you do not agree with these terms do not bid.

**BUYER'S PREMIUM:** There is a 7.000% Buyer's Premium in effect for this auction.

2817 W. End Avenue, Suite126/#228, Nashville, TN 37203

**apro.bid**