

# AUCTION

## Saturday, May 29th 10 AM

Home & +/-48.6 Acres  
Offered in 3 Tracts

Secluded Property  
with Wooded & Open Land  
Great Potential

### 7893 Smiths Grove Road, Scottsville, KY 42164



**Directions:** From Scottsville, follow HWY 101 North, Smiths Grove Rd, approximately 7.8 miles to sale sight. Signs posted. This property is just a couple of miles north of HWY 234 & 101 intersection and only minutes from I-65 and Smiths Grove.

**Owner:** Laurie Janajreh

**Auctioneers Note:** Miss Janajreh has relocated making this a great opportunity to buy up to +/-48.6 acres and a home she is motivated and ready to sell. So take a look and make your purchase at auction.



**Tract 1:** This is +/-10.01 acre tract of land just off HWY 101. Wooded & open with a +/-2250 sq ft home that has up to 5 bedrooms, 3 baths, kitchen, large open dining room & living room with fireplace, big utility room, central heat & air, large front porch, deck, & 36' x 48' barn/workshop. This is a unique piece of property with lots of privacy.

**Tract 2:** +/-25.85 acres. This tract is secluded from the world, mostly wooded, excellent for hunting or building your get away cabin or just good investment property where you can watch the trees grow.



**Tract 3:** +/-12.75 acres. This tract lays just off HWY 101. It is all open and in good grass. It would make an excellent hay ground or pasture. So take a look and invest in land.

## Preview of Farm Sunday, May 23rd 2-4pm

### Announcements made the day of the sale take precedence over any advertisements.

Terms & Conditions: Real Estate: 10% down the day of the sale, with the balance being due on or before 30 days. The 2009 property taxes are to be prorated to the date of the closing. A 7% buyer's premium will be added to the final bid to determine the gross contract price. The seller will furnish a title of opinion and a general warranty deed. All property is selling, "as is where is" both surface and subsurface. The real property is selling subject to all easements and restrictions recorded and unrecorded. Possession shall be with the deed at closing. All info is believed to be correct however no warranties or guarantees are expressed or implied.

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