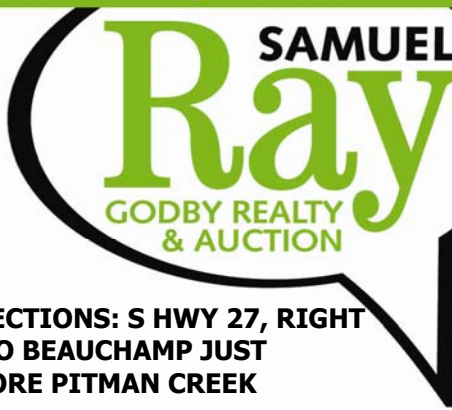


just say



ABSOLUTE AUCTION

**ESTATE of the LATE CORDIA HARGIS
LAKEVIEW HOME with DETACHED GARAGE
And EXTRA LOT
74 BEAUCHAMP BLVD SOMERSET, KY**

FRIDAY APRIL 2 10:00 AM

**DIRECTIONS: S HWY 27, RIGHT
ONTO BEAUCHAMP JUST
BEFORE PITMAN CREEK**

WE HAVE BEEN COMMISSIONED BY THE HEIRS OF THIS ESTATE TO SELL ON THE ABOVE TIME AND DATE THE FOLLOWING:



HOUSE ON WOODED LOT



YEAR ROUND LAKE VIEW



EXTRA STORAGE BEHIND GARAGE

This fantastic lakefront property would make an excellent summer home, rental or personal home. The house has 2 bedrooms, bath, kitchen, dining room and living room. The house has electric heat and window air conditioning. There is a one car detached garage and a small storage building (all pictured above). The lot is approximately 145'x150' and offers a year round lake view. This large lot is just 400' off South 27 and just minutes from Burnside Marina. The large driveway affords parking for boats or an RV.

AUCTIONEERS NOTE** IF YOU ARE LOOKING FOR A NICE SUMMER HOME OR A HOME FOR YOUR OWN PERSONAL USE, BE SURE AND LOOK THIS PROPERTY OVER BEFORE AUCTION DATE. THIS PROPERTY WILL SELL REGARDLESS OF PRICE. **COME PREPARED TO BID & BUY!!**

TERMS** 15% DOWN ON REAL ESTATE DAY OF AUCTION. BALANCE MUST BE PAID ON OR BEFORE 30 DAYS. POSSESSION WITH DEED. 2009 TAXES TO BE PAID BY THE SELLERS. BUYER TO ASSUME INSURANCE AT SIGNING OF PURCHASE CONTRACT.

****NOTE**** A 6% BUYERS PREMIUM WILL BE CHARGED ON ANY AND ALL REAL ESTATE SOLD TO DETERMINE THE FINAL SALES PRICE.

****AUCTIONEERS/BROKER DISCLAIMER**** THE INFORMATION CONTAINED IN THIS ADVERTISEMENT IS SUBJECT TO THE INSPECTION AND VERIFICATION OF ALL PARTIES RELYING ON IT. NO GUARANTEE, EXPRESSED OR IMPLIED IS GIVEN OF THE INFORMATION CONTAINED IN THIS ADVERTISEMENT. NO LIABILITY FOR IT'S ACCURACY, ERROR OR OMISSIONS IS ASSUMED BY THE OWNERS OR THEIR AGENTS. BUYERS SHALL RELY ON THEIR JUDGEMENT AND INSPECTION. PROPERTY SELLING "AS-IS-WHERE-IS" WITH NO WARRANTIES EITHER EXPRESSED OR IMPLIED AND WITH ALL FAULTS. ANNOUNCEMENTS DAY OF AUCTION TAKE PRECEDENCE OVER ANY WRITTEN MATERIAL OR ORAL STATEMENTS.

AUCTIONEERS

**RICK BARKER PRINCIPAL AUCTIONEER
SAMUEL RAY GODBY GARY GODBY WILLARD BULLOCK
JULIE HAMILTON TONY SAYLOR
AMY TUCKER & PEGGY TUCKER CLERKS/CASHIERS**

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606 678-8189