

Absolute Estate Auction

Saturday February 11, 10:00am

**House & Lot Located at 85 Hwy 235, Nancy, KY
For the Estate of Betty Tartar**

WE HAVE BEEN COMMISSIONED TO SELL ON THE ABOVE TIME AND DATE THE FOLLOWING:

DIRECTIONS FROM NANCY, KY: FROM HWY 80, TURN ON HWY 235, HOUSE IS FIRST ON THE RIGHT. WATCH FOR AUCTION SIGNS!



House pictured above is a three bedroom, two bath home with living room, dining room, eat-in kitchen, pantry, master suite with a covered back porch and attached two car garage. Has new double pane tilt out windows, new dimensional shingles and newer air conditioning unit. Situated on a 121X174 lot near Nancy, KY.



Living Room



Kitchen



Dining Room



Bedroom Two



Bedroom Three



Master Bedroom



Full Bath



Master Bath



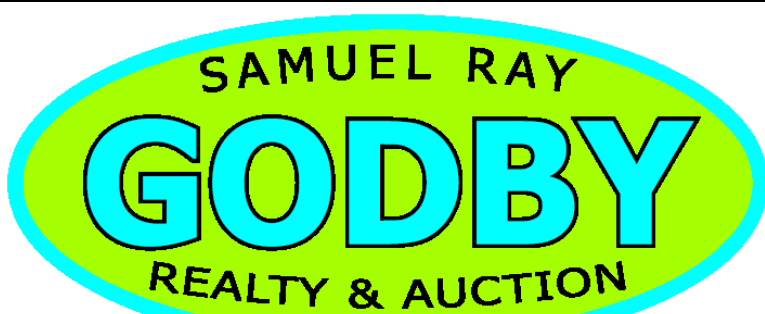
Two Car Garage

****TERMS**** 20% DOWN ON REAL ESTATE DAY OF AUCTION. BUYERS MUST PAY BALANCE ON OR BEFORE 30 DAYS. POSSESSION ON OR BEFORE 30 DAYS. 2012 TAXES PAID BY THE BUYERS.

****NOTE**** A 6% BUYERS PREMIUM WILL BE CHARGED ON 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 ITS 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.

VOTED #1 AUCTION COMPANY & AUCTIONEERS, READER'S CHOICE AWARDS 2011!



606-678-8189



**Rick Barker-Principal Auctioneer
Samuel Ray Godby-Auctioneer
Gary Godby-Auctioneer
Julie Hamilton-Auctioneer
Gary Edwards-Auctioneer
Peggy Tucker & Amy Tucker-Clerks/Cashiers**



For more info go to www.godbyrealty.com