

ABSOLUTE AUCTION

SATURDAY JUNE 20th at 10:00AM
111 Sheppard Court Georgetown KY

The Smith Family Trust has commissioned **Shawn Ritchey, Auctioneer Switzer & Associates** to sell the following property at ABSOLUTE AUCTION:



Home located in Moonlake Subdivision

- Living Room
- Eat in kitchen
- Family Room
- 3 Bedrooms
- 2½ baths
- Concrete Driveway
- Chain-link fence
- Large backyard
- Covered rear deck
- Built in 2 car garage
- 2 outbuildings

Preview dates:

Sunday June 14th 2:00-4:00PM
Thursday June 18th 5:00-7:00PM

Attention Investors, Owner Occupants and Buyers of any kind! Rare opportunity to buy at auction in this area!!!

Directions: From Georgetown take US Hwy 25N, turn right on Gemini Trail, turn right on Sheppard Court to auction site

SWITZER & ASSOCIATES
111 S. Walnut Street, Cynthiana KY 41031
Office phone: 859-234-2911

Any inspection for lead base paint or wood destroying organisms MUST be done prior to AUCTION and at the expense of the purchaser. **TERMS:** 10% down non-refundable auction day with balance due on or before August 4, 2026. All financing requirements MUST be arranged prior to auction date. No exceptions.

SHAWN RITCHEY

Principal Broker & Auctioneer

☎ **859-588-0261**

Greg Mulberry, Associate Auctioneer

NO BUYERS PREMIUM!!!!

Switzer & Associates

Please visit these websites for up to date information:
www.switzerassoc.com & www.auctionzip.com

Announcements AUCTION day take precedence over written material.