

FRIDAY
EVENING

ABSOLUTE AUCTION

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FRIDAY APRIL 19th at 6:00PM
305 Broadway Ave - **CYNTHIANA**



- ◆ 3 bedrooms
- ◆ 2 full baths
- ◆ Eat in kitchen
- ◆ Living Room
- ◆ Partial basement
- ◆ New gas furnace
- ◆ Central air
- ◆ KU electric
- ◆ Columbia Gas
- ◆ Detached garage

Attention Investors and Landlords! Don't miss this opportunity!

PREVIEW: Sunday April 14th 2:00-4:00PM and on sale day at 5:00PM.

House is currently rented so no other inspection times are available. Current tenant has lived here for over 24 years on Section 8.

Any inspection for lead base paint or wood destroying organisms must be done prior to auction date and at the expense of the purchaser. **TERMS:** 10% down non-refundable auction day with balance due on or before June 3, 2024. Any financing required must be pre-arranged prior to auction date. **NO EXCEPTIONS.**

NO BUYERS PREMIUM!!

For up to date info please visit these websites:

www.switzerassoc.com & www.auctionzip.com

Announcements auction day take precedence over written material.

SWITZER & ASSOCIATES

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