

# HD "Dunny" Darnell Jr. Estate

## Absolute Auction

SATURDAY APRIL 18<sup>TH</sup> AT 10:00AM

158 MAN O' WAR LANE (HARRISON ESTATES)

OFF OF WORNALL LANE IN HARRISON COUNTY



**Tract 1: 38.49+/- ACRES**  
EXCELLENT CATTLE FARM OR  
LAND FOR FUTURE  
DEVELOPMENT

**Selling in  
2 tracts.  
Will not be  
combined.**

**Directions:** From  
Cynthiana take US  
62W turn left on  
Wornall Lane  
approximately 1 mile  
turn left onto Man  
O' War Lane to  
auction site



**Tract 2: 1.946+/- ACRES  
with Duplex**

- Unit 1: 2BR-1BA, living room, kitchen and laundry area
- Unit 2: 2BR-1BA, living room, kitchen, laundry area and full partially finished basement w/bath
- Separate electric meters, new roof,
- Bluegrass Energy; HCWA services
- Excellent investment property!!

**Excellent location just off of US 62W from  
Cynthiana.**

**Easy drive to Paris, Georgetown and Lexington**

**Preview: Sunday April 12th  
from 2:00-4:00PM and on  
sale day at 9:00AM**

**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 June 1, 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](http://www.switzerassoc.com) & [www.auctionzip.com](http://www.auctionzip.com)

Announcements AUCTION day take precedence over written material.