



8.845± Acres - Bourbon County

AUCTION

Directions: From Paris US 460W turn right on Leesburg Newtown Rd 4.7 mi to auction site.

SATURDAY APRIL 20th at 10:00AM

ON LOCATION

1857 Leesburg-Newtown Rd Paris KY



This **8.845± acre** parcel with 2 homes! First home has 4 bedrooms, 2 full baths, central heat & air, 2 car garage. The second home is a 1995 doublewide with 3 bedrooms and 2 full baths. Also included is a 30x54 metal shop and a small barn. **EXCELLENT LOCATION EASY DRIVE TO PARIS, CYNTHIANA, GEORGETOWN AND LEXINGTON!**

This is a flippers or investors dream, don't miss this opportunity!!

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, close on or before June 19, 2024. Any financing required must be arranged prior to auction date. No Exceptions.

NO BUYERS PREMIUM!!

PREVIEW: SUNDAY APRIL 14th 2:00-4:00PM and on sale day at 9:00AM

For up to date info:

www.switzerassoc.com & auctionzip.com

Announcements AUCTION day take precedence over written material.

SWITZER & ASSOCIATES
Shawn Ritchey, Principal Broker & Auctioneer
Greg Mulberry, Associate Auctioneer

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