

DANNY SIMPSON ESTATE

ABSOLUTE AUCTION

FRIDAY EVENING AUGUST 19th 6:00PM
117 N Miller Street, Cynthiana

To settle the Estate of Danny Simpson, Greg Mulberry-Auctioneer has been commissioned to sell the following real estate at **ABSOLUTE AUCTION**.



2 story home with 2,834± sq.ft (pva)

Main level features:

-) Living room kitchen
-) 2 bedrooms sewing room
-) Full bath carport

Second level features:

-) 2 bedrooms full bath
-) Sitting room kitchen nook
-) Serviced by Columbia Gas, KU and city water & sewer

DON'T MISS THIS OPPORTUNITY!!

Attention Investors, Flippers or landlords!!

**This one's for you!
Selling ABSOLUTE to the highest bidder!!**

**Attention Investors, Flippers or landlords!! This one's for you!
Selling ABSOLUTE to the highest bidder!!**

INSPECTION: SUNDAY August 14th from 2:00 - 4:00PM

Any inspection for lead base paint or wood destroying organisms MUST be done prior to auction date at purchaser's expense. **TERMS: 10% down** non-refundable auction day with balance due on or before September 19, 2022. Any **financing** required **MUST be pre-arranged** prior to auction date, NO EXCEPTIONS.

NO BUYERS PREMIUM!!

Up to date info at: WWW.SWITZERASSOC.COM & WWW.AUCTIONZIP.COM

Announcements AUCTION day take precedence over written material.

SWITZER & ASSOCIATES

Greg Mulberry - Auctioneer
(859) 234-2911 - (859) 533-9655

Shawn Ritchey, CAI - Principal Broker & Auctioneer

111 S. WALNUT STREET, CYNTHIANA KY 41031

