

2 Auctions- 1 Day

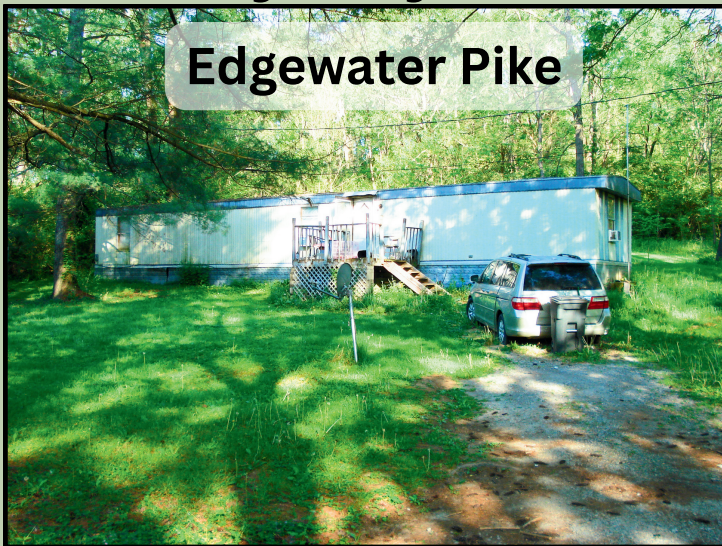
SATURDAY JUNE 6th 10:00am & 12:00pm

Having discontinued housekeeping, Patsy Northcutt has commissioned **Shawn Ritchey, Auctioneer Switzer & Associates** to sell the following 2 properties at AUCTION:

10:00AM

ON LOCATION

42 Ky Hwy 982



Excellent location just off of US 27S. 1988 14x68 single-wide mobile home currently rented for \$450 per month situated on a 0.48+/- acre lot

12:00PM

ON LOCATION

248 N. Church Street



Cynthiana
Brick home located in town, currently empty but has been a rental. Home offers 2 bedrooms, 1 full bath, living room, kitchen, dining room, laundry room and full basement. Gas furnace.

ATTENTION INVESTORS AND FLIPPERS. Both properties in need of repair.

**Preview: Both properties Sunday
May 31st from 2:00-4:00PM**

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 July 21, 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.