

PATSY NORTH CUTT

AUCTION

SATURDAY AUGUST 8th at 10:00AM
115 Second Street, Cynthiana KY

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



EXCELLENT INVESTMENT PROPERTY!

- Living Room
- Kitchen
- Dining Room
- 2 bedrooms
- 1 full bath
- Covered front & back porches
- Laundry room
- Partial utility basement
- Gas furnace
- Chainlink fenced yard

Preview dates:

Sunday August 2nd from 2:00-4:00PM
Saturday August 8th from 9:00AM to sale time



NO BUYERS PREMIUM!!!!

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 October 7, 2026. All financing requirements MUST be arranged prior to auction date. No exceptions.

SWITZER & ASSOCIATES
111 S. Walnut Street, Cynthiana KY 41031
Office phone: 859-234-2911

SHAWN RITCHEY

Principal Broker & Auctioneer

☎ **859-588-0261**

Greg Mulberry, Associate Auctioneer

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.