

ZECHARIAH LEE GREGG

# ESTATE AUCTION

SATURDAY MARCH 14th at 10:00AM  
608 Main Street Falmouth KY  
Pendleton County



ATTENTION INVESTORS & FLIPPERS!!

) 2 bedrooms  
) 1 full bath  
) Living Room  
) Kitchen  
) Mud room  
) 1100± sq. ft per PVA

) Off street parking  
) 1 car detached garage  
) Covered front porch  
) Forced air gas furnace  
) City electric, water sewer services  
) Duke Energy –Natural Gas

**PREVIEW: Sunday March 8th from 2:00 – 4:00PM and on sale day at 9:00AM.**

Any inspection for lead base paint or wood destroying organisms MUST be done prior to auction date.

**REAL ESTATE TERMS: 10% down nonrefundable** auction day, balance with deed on or before **April 28, 2026.**

Any financing required by purchaser MUST be pre-arranged. No Exceptions. **NO BUYERS PREMIUM!!**

# SWITZER & ASSOCIATES

Shawn Ritchey, CAI Principal Broker & Auctioneer

859-234-2911 — 859 588-0261

Greg Mulberry - Associate Auctioneer

111 S. Walnut Street  
Cynthiana KY 41031

