

ATTENTION INVESTORS & FLIPPERS!

ABSOLUTE AUCTION

SATURDAY September 16th @ 10:00 AM

406 E. Pike Street, Cynthiana KY



2 story home with full walk-out basement & **NEW ROOF**

First Floor:

- ✓ Large Living Room
- ✓ Eat in kitchen
- ✓ Dining Room or 3rd bedroom

Upstairs:

- ✓ 2 bedrooms
- ✓ 1 full bath
- ✓ Sitting area

Property also includes:

2 car detached garage, covered front and rear porches, off street parking, shared driveway. KU electric, Columbia Gas, city water/sewer services.

SELLING ABSOLUTE TO THE HIGHEST BIDDER!

Don't miss this opportunity! No Buyers Premium!!

INSPECTION: *Sunday September 10th from 2:00 - 4:00 PM.* Any Inspection for lead base paint or wood destroying organisms **MUST** be done prior to auction at the purchasers expense. **TERMS:** **10% down** non-refundable auction day with balance due on or before Oct. 31, 2023. Any **financing** required **MUST** be arranged prior to auction date. **NO EXCEPTIONS. NO BUYERS PREMIUM**

Up to date info at: www.switzerassoc.com & www.auctionzip.com

Announcement auction day take precedence over written material.

Brenda F. Works Estate

SWITZER & ASSOCIATES

SHAWN RITCHEY, CAI PRINCIPAL BROKER & AUCTIONEER

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