

JAMES ROBERT (J.R.) DAILEY

REAL ESTATE PERSONAL PROPERTY

ESTATE AUCTION

SATURDAY OCTOBER 12th at 10:00AM

344 Colville Road Paris KY 40361

FROM Paris: Hwy 1940 (Ruddles Mills Rd), turn right on Hwy 1893, left on Colville Rd to auction site.



To settle the **Estate of J.R. Dailey**, our firm has been commissioned to offer at **AUCTION** the following real estate and personal property:

REAL ESTATE: This well located 19± acre baby farm situated on the corner of Colville Rd & Endicott Rd offers unlimited potential. The 1540± sq.ft. ranch home has 2 or 3 bedrooms, 1 full bath, dining room, living room, large family room and eat in kitchen, having several updates makes this property attractive to home owners, farmers and investors. Outbuildings include a 48x30 metal shop with electric, 3 bent tobacco/stock barn and a 4 bent shed with county water and KU electric.

This property could be divided!!!!

The following **PERSONAL PROPERTY** will sell after Real Estate for **CASH** or **CHECK** with proper ID.

AUTO: 2004 Cadillac Deville 112,898 miles. **EQUIPMENT:** 340 Farmall; C Farmall; B Farmall; C Farmall; misc. Farmall parts; 8ft. Woods D80 mower; New Idea manure spreader; 16ft. Wagon; 3pth Rhino scraper blade; JD 68 riding lawn mower; Cut Cadet RZT L 54" zero turn mower (needs work); 2 bottom plow; boom pole; portable air compressor; water trough; pond scoop; misc. gates; iron posts; small lawn mower; wagon; ext. ladders; car ramps; misc. tools; lawn and garden tools; push mower; and many other items to numerous to mention!

No Buyers Premium! Credit or Debit cards not accepted.

For up to date info visit these websites: switzerassoc.com & auctionzip.com

Announcements Auction Day take precedence over written material.



PREVIEW: Sunday October 6th from 2:00 – 4:00PM.

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 **Nov 27, 2024.**

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

