

# *Minimum Bid* **AUCTION**

***Saturday, November 5th, 10 A.M.***

***173 Richmond Road Loop 2, Lancaster, KY***

***Close to Richmond, Berea, and Lancaster***

***Will sell to highest bidder with minimum bid of \$50,000***

**Directions: Hwy 52 East from Lancaster 3 miles. Left on Hwy 1295, First right on Loop 2**



This nice brick home features 3 bedroom, bath, carport, 12 x 16 storage building all on a large lot. It has replacement windows, like new carpet & flooring and is in move in condition. Refrigerator, stove, and 2 window air units all convey with the home.



**Note: 7% Buyers Premium added to winning bid to determine final sales price.**

**TERMS: 10 % down day of sale. Balance due with deed in 30 days.**

**Prospective purchaser has 10 days prior to auction to conduct lead based inspection and thus be required to sign waiver of inspection at signing of contract.**



**31 Public Square, Lancaster, KY**

**859-792-2521 or 800-237-9734**

**www.irvingroup.com**

**Auctioneers**

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