

Auction

LIVE/ONLINE

HUNTING/RECREATIONAL PROPERTY

65 AC (+/-) BORDERING BUCK CREEK

OFF SITE & ONLINE AUCTION

FRI MAY 3 10AM

PREBIDDING OPENS APRIL 25 @godbyrealty.com

This auction will be held at the Godby
Auction Center 207 S Richardson Dr 42501

2290 SHORT CREEK RD

THE PERFECT SPORTSMAN'S PROPERTY. TURKEY, DEER AND OTHER WILDLIFE ABOUND ON THIS PROPERTY. PROPERTY IS APPX 50% CLEARED AND 50% WOODED. THIS PROPERTY BORDERS BUCK CREEK FOR OVER 2300 FT AND IS ACCESIBLE WITH ATV'S AND 4 WHEELERS. THERE IS AN OLDER HOME ON THE PROPERTY THAT THE ORIGINAL PART DATES BACK TO PRE-CIVIL WAR. THERE ARE HAND LAID ROCK WALLS AROUND THE HOUSE AND LARGE HAND LAID ROCK CHIMNEYS ON EACH END OF THE HOUSE. THIS PROPERTY LIES AT THE END OF SHORT CREEK ROAD AND THERE ARE GATES FOR SECURING THE PROPERTY TO PUBLIC ACCESS. THIS PROPERTY IS LOCATED ONLY 3 MILES OFF E HWY 80 AND IS ONLY A SHORT 15 MINUTE DRIVE FROM SOMERSET. CALL RICK TODAY AT 606-678-4865



GODBY REALTY & AUCTION
340 CLIFTY ST SOMERSET, KY
OFFICE 606-678-8189
FAX 606-678-7356
CELL 606-678-4865
website at: godbyrealty.com



10% BUYERS PREMIUM -10% DOWN DAY OF SALE/NON REFUNDABLE POSSESSION at CLOSING - 2024 TAXES PAID by BUYER , ANY ANNOUNCEMENT THE DAY of SALE WILL TAKE PRECEDENCE OVER ANY PRINTED OR ADVERTISED MATERIAL and INFORMATION RELEASED. ABSENTEE/PHONE BIDDERS MUST BE APPROVED BY AUCTION COMPANY 48 HRS PRIOR TO SALE TIME. OFFERS ACCEPTED 10 DAYS PRIOR TO AUCTION

PRESORTED STANDARD
U.S. POSTAGE PAID
SOMERSET, KY
PERMIT NO. 299

SPORTSMAN'S CHECKLIST

- X - GOOD FOR ATVS AND 4 WHEELING**
- X- ACCESS TO BUCK CREEK - CANOEING & FISHING**
- X- DEER AND TURKEY ON THE PROPERTY**
- X- GATED FOR SECURITY & ACCESS CONTROL**
- X- 15 MINUTES FROM SOMERSET**
- X - CITY WATER/ELEC ON THE PROPERTY for CAMPERS**



PROFESSIONALLY SERVING PULASKI COUNTY'S AUCTION NEEDS FOR 50 YEARS

OUR TOP NOTCH AUCTIONEERS

RICK BARKER - SAMUEL RAY GODBY (2022)

TUCKER McALPIN - DOUG WILSON -

OUR DEDICATED AUCTION STAFF

DAVID MACK JUNIOR SUMNER STEPHEN FLYNN(2021)

BOBBY PRATER AMY TUCKER PEGGY TUCKER

CONNIE DENHAM LOGAN SUMNER MASON STOUT

DIRECTIONS:

E HWY 80 PASS AND
PASS STAB FIRE
DEPARTMENT, RIGHT
ONTO HWY 1675.
IMMEDIATE RIGHT
ONTO STAB RD AND
FIRST LEFT ONTO
SHORT CREEK RD.
PROPERTY IS AT END
OF ROAD.
WATCH FOR AUCTION
SIGNS

ALL REAL ESTATE and PERSONAL PROPERTY are SOLD AS IS-WHERE IS WITH NO WARRANTIES OR GUARANTEES EITHER EXPRESSED OR IMPLIED. INFORMATION IN THIS ADVERTISEMENT IS SUBJECT TO THE INSPECTION AND VERIFICATION OF ALL PARTIES RELYING ON IT. WE OFFER NO GUARANTEE FOR THE ACCURACY AND/OR ERRORS OR OMISSIONS. ALL INFORMATION AND ITEMS LISTED ARE CORRECT AT TIME OF PRINTING; HOWEVER, ANY ANNOUNCEMENTS INVOLVING ANY CORRECTIONS, DELETIONS OR ADDITIONS MADE DAY OF SALE, TAKE PRECEDENCE OVER ANY OF THE WRITTEN MATERIAL CONTAINED HEREWITHIN. TERMS & CONDITIONS WILL BE ANNOUNCED AND RECORDED THE DAY OF THE SALE.