

# Auction **ESTATE**

THIS IS AN OFFSITE AUCTION ONLY

9329 W HWY 80  
NANCY, KY

3BR BRICK HOUSE-2 BARNs  
72.7 ACRES in TRACTS

**THE GOSSER FAMILY FARM**

**FRI NOV 1 10AM**

Personal Property selling on **MONDAY**  
OCT 14@ 6PM at Godby Auction Center  
207 S Richardson Dr. Somerset KY

LOCATED IN THE HEART OF NANCY, KY WITH  
ACCESS FROM W HWY 80, KY 235, HANEY LN AND  
ROBERTS PORT ROAD. BEAUTIFUL CLASSIC 3  
BEDROOM BRICK HOUSE, WORKSHOP, CARPORT,  
2 BARNs AND 35X25 FINISHED BUILDING.



10% BUYERS PREMIUM -10% DOWN DAY OF SALE/NON REFUNDABLE POSSESSION at  
CLOSING - 2024 TAXES PAID by SELLER , 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.



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PROFESSIONALLY SERVING PULASKI COUNTY'S  
AUCTION NEEDS FOR 50 YEARS

**OUR TOP NOTCH  
AUCTIONEERS**

RICK BARKER - SAMUEL RAY GODBY (2022)  
TUCKER McALPIN - DOUG WILSON - DEVIN BARKER

**OUR DEDICATED  
AUCTION STAFF**

DAVID MACK JUNIOR SUMNER  
STEPHEN FLYNN(2021)  
BOBBY PRATER AMY TUCKER PEGGY TUCKER  
LOGAN SUMNER MASON STOUT

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**DIRECTIONS:**

**W HWY 80 TO NANCY, KY.  
THE HOUSE IS LOCATED NEXT TO  
HENDERSON FUEL. THE FARM CAN  
BE ACCESSED FROM W80, KY 235  
HANEY LN AND ROBERTSPORT RD**



**72.89 ACRES in 6 TRACTS**

**TRACT 1** - 21.66 AC w/115 FT HWY 80 FRONTAGE  
**TRACT 2** - 25.22 AC w/ HANEY LN ACCESS  
**TRACT 3** - 7.69 AC w/ROBERTS PORT RD FRONTAGE  
**TRACT 4** - 2.84 AC WITH HWY 235 FRONTAGE  
**TRACT 5** - 13.47 AC/BARN w/ 85FT HWY 80 FRONTAGE  
**TRACT 6** - 1.96 AC w/192 FT HWY 80 FRONTAGE, ALSO  
3BR HOUSE - 35X25 FINISHED BUILDING- 75X45 BARN  
2 CARPORTS- COVERED PATIO - GARAGE/WORKSHOP

THIS OUTSTANDING PROPERTY IS LOCATED IN THE HEART OF NANCY, KY WITH ACCESS FROM 4 ROADWAYS. THIS PROPERTY IS AN EXCELLENT FARM AND WOULD ALSO BE PERFECT FOR RESIDENTIAL/COMMERCIAL DEVELOPMENT. THE HOUSE FEATURES 3BR-1BA LIVING ROOM, FAMILY ROOM, KITCHEN, DINING ROOM, 2 BEDROOMS ON MAIN FLOOR AND 1 BEDROOM IN BASEMENT. THERE IS A 35X25 FINISHED BUILDING THAT COULD BE CONVERTED TO A RESIDENTIAL UNIT. 2 LARGE BARNS, CARPORTS, COVERED PATIO, STORM CELLAR. THIS IS A ONE OF A KIND IN LOCATION AND POSSIBILITIES.