

Auction

**COMMERCIAL
RESIDENTIAL**

**1139 N HWY 1247
SOMERSET, KY**

THIS IS AN ONLINE-OFFSITE AUCTION

**4BR BRICK HOUSE
WITH DETACHED GARAGE**

FRI NOV 1 10AM

**Selling at the Godby Auction Center
207 S Richardson Dr. Somerset KY**



THIS 2-STORY 4BR 1.5 BA HOME HAS A PRIME LOCATION AT N HWY 1247 AND UNIVERSITY DR (NEXT TO PULASKI CO SCHOOL CENTRAL OFFICE) THIS HOME WOULD BE A GREAT REMODEL OR COULD BE IDEAL FOR COMMERCIAL OR MULTI HOUSING UNITS. 2 CAR DETACHED & UTILITY GARAGE
INVESTMENT/COMMERCIAL RENTAL



CALL RICK AT 606-678-4865 FOR YOUR PERSONAL SHOWING. PRE-BIDDING STARTS ON OCT 15 AT 9AM. YOU CAN BID LIVE OR IN PERSON ON THE DAY OF THE SALE ON THE REAL ESTATE, THIS SALE WILL BE HELD AT THE GODBY AUCTION CENTER



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.



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

PRIME LOCATION FOR COMMERCIAL PROPERTY or an EXCELLENT RESIDENTIAL LOT

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

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.

DIRECTIONS:

**TAKE 80 BYPASS AND LEFT ONTO N
MAIN ST. GO TO 4 WAY STOP AND
THE PROPERTY
IS ON THE NORTHWEST CORNER**

