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ACCESS REALTY AND AUCTION
121 NORTH MAIN STREET
MONTICELLO, KY 42633
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ABSOLUTE AUCTION

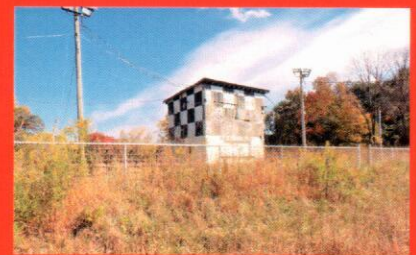
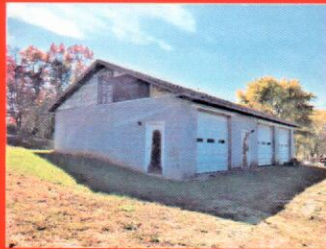
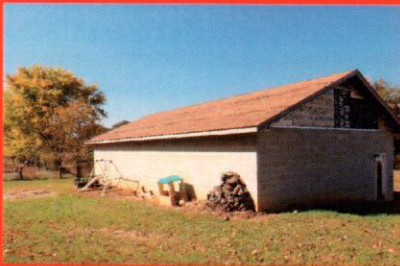
8877 WEST HWY 90, MONTICELLO, KY.

SELLING FOR THE HEIRS OF DONALD GOSSAGE

SATURDAY, NOVEMBER 19



10:00 A.M.



AUCTION PREVIEW

TUESDAY, NOVEMBER 15TH 3-5 P.M.



ACCESS REALTY AND AUCTION WILL BE SELLING AT ABSOLUTE AUCTION A VERY VERSATILE PROPERTY LOCATED AT 8877 WEST HWY 90, MONTICELLO, KY. CONSIDER THE POSSIBILITIES WITH THIS 8.18 ACRE, BASICALLY OPEN, FLAT TRACT THAT IS BORDERED BY OTTER CREEK AND WEST KY 90. THIS PROPERTY INCLUDES A 1,530 SF (PER PVA) COMMERCIAL BUILDING THAT COULD BE USED FOR AUTO AND EQUIPMENT REPAIR, STORAGE, OR FOR LIGHT INDUSTRIAL USE. A PORTION OF THE LAND HAS RECENTLY BEEN USED AS A GO CART TRACK AND COULD EASILY BE RESTORED. OTHER POSSIBILITIES INCLUDE AN RV PARK, LUMBER YARD, BOAT STORAGE, MOBILE HOME PARK, PASTURE LAND, OR A MULTITUDE OF OTHER USES. THERE IS EXTERIOR FENCING, AND ALSO FENCING AROUND THE GO CART TRACK. LOCATED ON BUSY WEST KY 90 NEAR THE GRUB HUB AND AMERICAN WOODMARK. THIS COULD BE THE VERY PROPERTY YOU'VE BEEN LOOKING FOR.

COME PREPARED TO BID AND BUY.

TERMS

20% DOWN THE DAY OF THE AUCTION, BALANCE DUE WITHIN 30 DAYS. A 7% BUYER'S PREMIUM WILL BE ADDED TO THE FINAL BID TO DETERMINE THE SALES PRICE. THE PROPERTY IS BEING SOLD AS-IS, WHERE-IS WITH NO WARRANTIES EXPRESSED OR IMPLIED. ANNOUNCEMENTS MADE DAY OF SALE TAKE PRECEDENCE OVER ANY PREVIOUS SALES MATERIAL.

