

***ABSOLUTE
REAL ESTATE AUCTION
SATURDAY OCT. 25, 2025
10:00 A.M. RAIN OR SHINE***

At the home of the late Harold and Betty Redden, 1386 St Rt 339 North Fancy Farm, KY 42039.

REAL ESTATE - ANTIQUES - PERSONAL PROPERTY
2 TRACTS REAL ESTATE 2 TRACTS

TRACT 1- 18.44 Acres of open tillable ground, some rolling hills and some woods.

TRACT 2- 3 Bedroom, 1 ½ bath, living room, eat-in-kitchen, family room, utility, central heat & air, double carport, 500 gal. LP tank with 70% gas, black top drive, setting on 1 acre. Approx. 1,200 sq ft livable.

BUYERS PREMIUM- A 10% Buyer's Premium will be added to the final bid or bids and included in the final sale price.

SURVEY- The property has just been surveyed and the buyer or buyers will split the cost 50/50 of the survey of the Tract or Tracts they buy with the sellers.

TERMS- 15% Down day of auction cash balance with passing of deed within 30 days, Possession with deed.

NOTE- You may view this property anytime before auction date by contacting selling agent at 270 674-5523 or 270 970-5771. Open House will be held on Monday October 20, from 5:00 PM to 7:00 PM.

Each bidder will be responsible for making their own inspections before auction as property will be selling as is, where is, in it's present condition. Property will sell Absolute to the highest bidder or bidders at 12 Noon. Property will be offered in each tract and as a whole. The property will be sold at the highest total price. Buyer of tract 2 will be required to sign lead paint waiver.

PORTABLE BUILDING- 12' X 8' Vinyl siding building to be moved.

FURNITURE- 2 Odd couches, side chairs, wash stand, lift chair, dining table w/ chairs, 3 brown recliners, antique side tables, glass front book case, telephone table, round top trunk, iron bed, 2- 3 piece bedroom suites, (Lea 3 piece chest, bookcase/desk w/chair), wood desk, curio cabinet, chest freezer, Whirlpool dryer, GE washer, large mirror, much much more.

GLASSWARE- Several pieces of Colony Fostoria, Franciscan dishes, Creative dishes, Vintage Rose dishes, New Jersey picture and vase, Corelle, corning ware, 1 lot of bird figurines, bird plates, Pyrex, Fire King and everyday dishes.

MISC.- Iron skillets, crock pickle jug, several Ken Holland prints, lamps, 50 plus Kentucky Derby glasses, Stainless by Imperial silverware, quilts, granite, small kitchen appliances, dinner bell, Craftsman vise, 4" side grinder, pipe wrenches, socket sets, Black Hawk corn sheller, rod & reels, post hole digger, wrenches, air tank, much much more.

Refreshments available

Come prepared to spend the day.

VISIT OUR WEBSITE FOR PICTURES
www.wilkersonauctions.com