



# ONLINE ONLY ABSOLUTE AUCTION

## Older Home & Lot

BIDDING ENDS TUESDAY • DECEMBER 17 • 10 AM



710 Old Monticello Rd  
Albany, KY 42602

**OPEN HOUSE:**  
Tuesday • Dec. 3 • 3 - 5 PM

- Handyman's Special!
- 2 Bedroom 1 Bathroom
  - Approx. 816 sq. ft. of living area
- Located in the city limits
  - 16x20 outbuilding
- 0.38 +/- acres by recent survey



# eagleauctions.com



2276 Livingston Hwy. • Monroe, TN 38573

931-864-5335

24-088

TN 6150 KY 2965 IN AU11200022



www.eagleauctions.com

**Nathan Groce • Agent/Auctioneer • (606) 688-1925**

Terms: 10% Buyer's Premium. 20% Deposit at conclusion of sale, with balance due in 30 days. Seller Pays 2024 Taxes. Possession with Deed. Home built prior to 1978, buyer to sign a 10 day waiver on inspection for lead based paint. All Property selling "As Is, Where Is" both surface and subsurface with no warranties. Bidders should complete their own due diligence prior to the sale. Announcements & Updates Day of Sale Take Precedence Over All Other Advertising.