

ABSOLUTE AUCTION

FRIDAY EVENING JULY 26th @ 6:00PM
2938 Casey Mill Rd, Berry Ky - Harrison Co

Directions: From Cynthiana take Hwy 36W 12.9 mi, turn right on Casey Mill 2.9 mi to auction site.



Situated on a 2+ acre lot

1½ story home features:

- J Living room
- J Eat in kitchen
- J Laundry room with woodstove
- J 3 bedrooms (1st floor)
- J 2 full baths
- J 2 additional bedrooms upstairs
- J Utility basement
- J Metal roof
- J Double pane windows
- J Covered front porch
- J 10x13 deck
- J 15x14 outbuilding
- J 18x23 garage/shop with 220 amp electric service
- J Greenhouse



PREVIEW: Sunday July 21st from 2:00-4:00PM and on sale day at 5:00PM.

AUCTIONEERS NOTE: Selling regardless of price, don't miss out!
Excellent investment or flip home!

Any inspection for lead base paint or wood destroying organisms **MUST** be done prior to AUCTION and at the expense of the purchaser. **TERMS: 10% down** non-refundable auction day with balance due on or before August 26, 2024. Any **financing** required **MUST** be arranged prior to auction date. NO EXCEPTIONS. **NO BUYERS PREMIUM!!**

Please visit these websites for up to date information:

www.switzerassoc.com & www.auctionzip.com

Announcements AUCTION DAY take precedence over written material

SWITZER & ASSOCIATES

Shawn Ritchey, CAI, Principal Broker & Auctioneer

Greg Mulberry, Associate Auctioneer

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