

**TUESDAY APRIL 29, 5:30 P.M.**

# **REAL ESTATE AUCTION**

**308 WALNUT STREET AUBURN, KENTUCKY**

**SPACIOUS 9-ROOM RESIDENCE, WITH 2-BATHS ON A CORNER LOT-165'X180' +/-  
CENTRAL HEAT & AIR, TWO-CARPORTS, OUTBUILDINGS,  
NEW ROOF & PLUMBING IN 2024**



## **PROPERTY DETAILS**

THIS SPACIOUS ONE-STORY SINGLE-FAMILY RESIDENCE OFFERS APPROXIMATELY 2,280 SQUARE FEET OF COMFORTABLE LIVING SPACE WITH A FLEXIBLE FLOOR PLAN. INTERIOR HIGHLIGHTS INCLUDE A FRONT ENTRYWAY, LIVING ROOM, DINING ROOM, DEN, MASTER BEDROOM WITH A FULL BATH, TWO ADDITIONAL BEDROOMS, AND AN EAT-IN KITCHEN FEATURING STAINLESS STEEL APPLIANCES, INCLUDING A NEW REFRIGERATOR AND DISHWASHER. THE HOME ALSO INCLUDES A UTILITY ROOM WITH A WASHER/DRYER HOOKUP AND A SECOND FULL BATH. BUILT AROUND 1911, MANY OF THE HOME'S ORIGINAL FEATURES HAVE BEEN PRESERVED, INCLUDING HARDWOOD FLOORS, FIREPLACE MANTELS, WIDE TRIM, DOORWAYS WITH TRANSOMS, 10-FOOT CEILINGS, AND A BUILT-IN CORNER CUPBOARD. ADDITIONAL FEATURES INCLUDE CENTRAL HEAT AND AIR, TWO CARPORTS, AN 8' X 8' UNFINISHED OUTBUILDING, AND A PLAYHOUSE. SITUATED ON A LARGE CORNER LOT MEASURING 165' X 180' WITH ROAD FRONTAGE ON WALNUT STREET AND BLAKEY STREET, THE PROPERTY ALSO OFFERS CONCRETE WALKWAYS, A PAVED DRIVEWAY, A NEW ROOF, AND UPDATED PLUMBING COMPLETED IN 2024.

## **TERMS OF SALE**

10% DOWN PAYMENT ON SALE DAY; BALANCE DUE ON OR BEFORE MAY 29, 2025. TAXES PRORATED AT CLOSING. POSSESSION WITH DEED. 7% BUYER'S PREMIUM WILL APPLY TO THE PURCHASE PRICE. THE REAL ESTATE IS SELLING "AS-IS, WHERE-IS" AND SUBJECT TO ALL EASEMENTS AND RESTRICTIONS, RECORDED OR UNRECORDED. THE HOME WAS BUILT PRIOR TO 1978; LEAD PAINT MAY BE PRESENT. BUYER WILL BE REQUIRED TO SIGN A WAIVER OF ANY POST-SALE INSPECTION RIGHTS ON SALE DAY. ALL ANNOUNCEMENTS MADE ON SALE DAY TAKE PRECEDENCE OVER ADVERTISING, WHETHER WRITTEN OR ORAL. THE PROPERTY IS AVAILABLE FOR INSPECTION ANY TIME PRIOR TO THE AUCTION. CALL THE AUCTIONEER TO SCHEDULE AN APPOINTMENT.

## **SCHOOLS**

AUBURN ELEMENTARY & MIDDLE SCHOOL.  
LOGAN COUNTY HIGH SCHOOL

## **DIRECTIONS**

FROM THE INTERSECTION OF US 68-80 AND KY-103 (COLLEGE STREET) IN AUBURN, KY, HEAD SOUTH ON COLLEGE STREET. TURN LEFT ONTO WALNUT STREET AND CONTINUE TO THE PROPERTY. WATCH FOR AUCTION SIGNS.

## **OPEN HOUSE**

TUESDAY APRIL 22 FROM 4:00 PM UNTIL  
6:00 PM, OR BY APPOINTMENT

**DAVID CHELF BROKER/AUCTIONEER | INFO@CHELFAUCTION.COM | 270-791-5021**

