

REAL ESTATE AUCTION



**SATURDAY
OCTOBER 4,
10:00 AM**

**Don Laws Estate
SMITHS GROVE,
KENTUCKY**

4 - TREE-LINED BUILDING LOTS IN A PEACEFUL, PARKLIKE SETTING—NESTLED IN A CHARMING COMMUNITY.



**4.97 SURVEYED ACRES DIVIDED INTO
4 - RESIDENTIAL LOTS W/ ROAD
FRONTAGE BROWN ST. & LAWSON ST.
PUBLIC UTILITIES AVAILABLE.**

DIRECTIONS: Within Smiths Grove city limits: For access to Lots 1 & 2 - From South Main Street, take Lawson Street, turn right on Highland Avenue, then left back onto Lawson Street. For access to Lots 20 & 25: From South Main Street, turn onto Brown Street. Auction signs are posted.

REAL ESTATE DESCRIPTION:

LOT 1: .617 acres, with 193.56 feet of road frontage on Lawson Street.
LOT 2: 1.935 acres with 162.7 feet of road frontage on Lawson Street.
LOT 20: .885 acres with 275.5 feet of road frontage on Brown Street.
LOT 25: 1.535 acres with 231.58 feet of road frontage on Brown Street and 32 feet of road frontage on Highland Avenue.

For more pictures and complete details go to: www.ChelfAuction.com

TERMS OF SALE: 10% non-refundable down payment sale day; balance due within 30 days. 2025 taxes prorated at closing. Possession with deed. 7% Buyer's Premium will apply to the contract price. The real estate is selling "AS-IS, WHERE-IS" & subject to all easements & restrictions, recorded or unrecorded.

The property is available for inspection any time prior to the auction. Call the Auctioneer to schedule an appointment.

BUYER'S NOTICE: Each lot will be offered individually, with the option to combine. Don't miss this rare chance to secure unimproved residential building lots in a desirable location with excellent potential for future homes.



THE SIMPLE, STRESS -FREE WAY TO BUY & SELL PROPERTY

FOR INQUIRIES OR TO SCHEDULE A VIEWING CONTACT: DAVID CHELF AT 270-791-5021 OR INFO@CHELFAUCTION.COM

DAVID CHELF BROKER/AUCTIONEER

WWW.CHELFAUCTION.COM



LET 35 YEARS EXPERIENCE WORK FOR YOU.