

**138<sup>±</sup> Acre Harrison County Farm**

# MYRTLE WARTH ESTATE AUCTION

**SATURDAY April 6th @ 10:00AM**

**559 Switzer Pike, Cynthiana KY**

**DIRECTIONS:** From Cynthiana: take US Hwy 62W, turn right on Switzer Pike. From Georgetown: take US Hwy 62 East, turn left on Switzer Pike. From Paris: take Hwy 27 N, at roundabout take the US 62W exit, turn right on Switzer Pike. From Lexington: take I-75 North to Georgetown (Cherry Blossom) exit take US 62 East, turn left on Switzer Pike.

This well located 138.159<sup>±</sup> acre farm is situated less than 1 mile off Hwy 62 & 9 miles from Toyota. Currently operated as a cattle farm, there are unlimited possibilities for your needs, gently rolling with multiple building sites and good soils. Offered in 5 tracts, there is something for everyone. Electric provided by Bluegrass Energy and Harrison Co water is available.

**This is a once in a life-time OPPORTUNITY - DON'T MISS IT!**



**Parcel 1:** 29.624<sup>±</sup> acres with 127.31<sup>ft</sup> Switzer Pike road frontage. This parcel offers multiple building sites.

**Parcel 2:** 3.120<sup>±</sup> acres with 200<sup>ft</sup> Switzer Pike road frontage, improved with a 3 bedroom, 1 bath frame home (move in ready) and a 4 bent tobacco barn.

**Parcel 3:** 10.105<sup>±</sup> acres with 915.49<sup>ft</sup> Switzer Pike road frontage. Excellent building sites!

**Parcel 4:** 55.610<sup>±</sup> acres with 429.95<sup>ft</sup> Switzer Pike road frontage improved with 5 bent tobacco barn, 5 bent tobacco/stock barn, cattle handling facility and 2 ponds.

**Parcel 5:** 39.7<sup>±</sup> acres with 1018<sup>ft</sup> Switzer Pike road frontage

**Parcels 4 & 5 combined:** 95.31<sup>±</sup> acres with 1447.95<sup>ft</sup> Switzer Pike road frontage

**SALE ORDER: 3, 1, 4, 2, 5, 4 & 5 combined. (No other combinations will be offered)**

**INSPECTION:** SUNDAY MARCH 31<sup>st</sup> from 2 - 4PM or by calling Shawn Ritchey 859-588-0261. Any inspection for lead base paint or wood destroying organisms **MUST** be done prior to auction date at purchaser's expense. **TERMS:** Any financing required **MUST** be arranged prior to auction date, NO EXCEPTIONS. 10% down non-refundable auction day with balance due on or before May 6, 2019. **NO BUYERS PREMIUM.**

Announcements AUCTION day take precedence over written material.

Up to date info please visit: [www.switzerassoc.com](http://www.switzerassoc.com) or [www.auctionzip.com](http://www.auctionzip.com)

## SWITZER & ASSOCIATES

**Shawn Ritchey, CAI Principal Broker & Auctioneer**

**859-234-2911 — 859-588-0261**

**Greg Mulberry, Associate Auctioneer**

111 S. Walnut St. Cynthiana, KY 41031

