



# ABSOLUTE AUCTION



**FRIDAY EVENING OCTOBER 15th at 6:00 PM**  
**310 OLD LAIR RD - CYNTHIANA KY**

Having discontinued housekeeping, **Phyllis Jones** has commissioned, **Shawn Ritchey-Auctioneer** to sell at **ABSOLUTE AUCTION** her home of 49 years.

- |                  |                      |
|------------------|----------------------|
| ✓ 2 bedrooms     | ✓ Hardwood floors    |
| ✓ 1 full bath    | ✓ Off street parking |
| ✓ Eat in kitchen | ✓ KU electric        |
| ✓ Living Room    | ✓ City water         |
| ✓ Full basement  | ✓ City sewer         |
|                  | ✓ 50x87 lot          |

**Attention Contractors!**  
**Excellent investment or fixer upper!**  
**Don't miss this opportunity!**



**INSPECTION:**  
**SUNDAY October 10th from**  
**2:00-4:00PM and on sale day**  
**from 5:00PM until sale time**

**NO BUYERS PREMIUM!!**

Any inspection for lead base paint or wood destroying organisms must be done prior to auction date and at the expense of the purchaser. **TERMS:** 10% down non-refundable auction day with balance due on or before November 30, 2021. Any financing required must be arranged prior to auction date. NO EXCEPTIONS.

For up to date info please visit these websites:

**[www.switzerassoc.com](http://www.switzerassoc.com) & [www.auctionzip.com](http://www.auctionzip.com)**

Announcements auction day take precedence over written material.

# **SWITZER & ASSOCIATES**

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