

# WILBURN SMITH ESTATE **ABSOLUTE AUCTIONS**

**Saturday MARCH 14th**



**ATTENTION FLIPPERS!!**

**ON LOCATION!!**

**10:00AM**

**107 Miley Avenue  
Cynthiana, Ky**

- 2 bedrooms
- 1 full bath
- Living room
- Eat in kitchen
- Full basement
- Hardwood floors
- 1 car carport
- 1 car detached garage
- Blacktop driveway
- Covered front porch
- Metal roof
- Large deck

Hot water heat, KU electric, Columbia Gas

**Inspection: Sunday March 8th 2:00 - 4:00 PM**

**12:00PM**

**ON LOCATION!!**

**W. Pleasant Street Cynthiana, Ky**

- 51x28 Metal shop
- Concrete floor
- **Zoned I-1**
- KU electric
- Finished office area with full bath
- City water/sewer
- Concrete parking
- No frontage on West Pleasant Street -15 ft. easement for ingress/egress

**Inspection: Sunday March 8th 2:00-4:00 PM**



**AUCTIONEER'S NOTE: SELLING TO THE HIGHEST BIDDER REGARDLESS OF PRICE!!**

**AUCTIONS WILL TAKE PLACE AT EACH LOCATION. PLEASE NOTE ADDRESS AND TIME OF BOTH AUCTIONS!!**

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** nonrefundable auction day with balance due on or before April 14, 2020. 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](http://www.switzerassoc.com) & [www.auctionzip.com](http://www.auctionzip.com)**

Announcements AUCTION DAY take precedence over written material

**Noble Lee Smith, Administrator**

**Jim Lovell, Estate Attorney**

**SWITZER & ASSOCIATES**  
**Shawn Ritchey, CAI, Principal Broker & Auctioneer**  
**Greg Mulberry, Associate Auctioneer**  
**859-234-2911 — 859-588-0261**

111 S. Walnut St. Cynthiana, KY 41031

