

EXCELLENT INVESTMENT PROPERTY

# ABSOLUTE AUCTION

**SATURDAY October 12<sup>th</sup> at 10:00 AM**  
**213 Third Street - CYNTHIANA KY**



**This home offers 2 bedrooms, 1 full bath, eat in kitchen, living room and a covered front porch. This is an ideal home for investors!!**



**Columbia Gas; KU electric; City water and sewer. Excellent rental or Flip!**

**Don't miss this auction!! Selling regardless of price!**

**INSPECTION: SUNDAY October 6th from 2:00-4:00PM** 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 and at the expense of the purchaser.

**TERMS:** 10% down auction day with balance due on or before November 12, 2019. Any financing required must be pre-arrange prior to auction date. **NO EXCEPTIONS. NO BUYERS PREMIUM!!**

**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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