

**AUTUMN E. &
WAYNE COPES**

ESTATE AUCTION

130[±] Acres in 3 Parcels ~ 7,798 ft Road Frontage

SATURDAY MAY 25th at 10:00AM

65 Criswell Road & Hwy 1284 - Harrison County

DIRECTIONS: From Cynthiana take US 27 North approx. 11 miles, turn right on Hwy 1284 to AUCTION site.



PARCEL 1



PARCEL 1: 85.166[±] acres with 1,149 ft. Hwy 1284 road frontage and 1,060 ft. Criswell Road frontage improved with 2 story vinyl-sided house, stock barn, 2 outbuildings, pond, spring, mature woods for great hunting, building sites with great views! **Home Detail:** 3 bedrooms (1 down), 1 full bath, living room, dining room, kitchen, utility porch, replacement windows, covered front and side porches, large deck, fuel oil space heater.

PARCEL 2: 33.790[±] acres with 3,888 ft. Criswell Road frontage and 181 ft. Hwy 1284 road frontage, pond, barn, 2 car garage/shop with concrete floor & electric, mature woods, building sites with great views.

PARCEL 3: 11.154[±] acres with 1,265 ft. Hwy 1284 road frontage and 255 ft. Whalen Road frontage, good building sites and productive bottoms.

**INSPECTION: SUNDAY May 19th
2:00-4:00PM** or anytime by calling
SHAWN RITCHEY 859-588-0261

Any inspection for lead base paint or wood destroying organisms **MUST** be done prior to auction date. **TERMS:** 10% down NON-REFUNDABLE auction day with balance due on or before **June 24, 2019**. Any **financing** required **MUST** be pre-arranged prior to auction date. **NO EXCEPTIONS.**

For up to date info please visit:

switzerassoc.com or auctionzip.com

Announcements auction day take precedence over written material.

Colin Copes & Cara Copes-Sellers



PARCEL 2



PARCEL 3



NO BUYERS PREMIUM!!

SWITZER & ASSOCIATES

SHAWN RITCHEY, CAI Principal Broker & Auctioneer

(859) 234-2911 - (859) 588-0261

Greg Mulberry, Associate Auctioneer

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