

ONLINE ONLY ABSOLUTE AUCTION

Luxury Home • 196+/- Acres • Additional Home

The Estate of Wanda L. Perdue



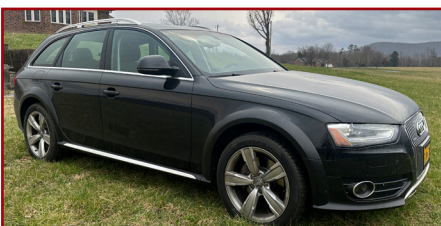
549 KY Hwy 2546
Albany, KY

BIDDING ENDS THURSDAY • MAY 16 • 10 AM



1081 KY Hwy 2546

OPEN HOUSE
SUNDAY • APRIL 28 • 1 - 3 PM



A stunning estate boasting a gorgeous luxury home, additional home with improvements, fertile farmland and a conservation wetland all on 196 +/- prime acres. Situated in an elegant rural setting, this well maintained 1.5 story brick home is considered a 3 bedroom 2.5 bathroom and offers 2,384 sq. ft. of living space with a large drive out basement. Also located on the property is an additional 3 bedroom 1 bathroom home consisting of 1332 sq. ft. of living area with a partial basement and 2 car detached garage. The farm has tremendous road frontage, tillable agricultural land, numerous building sites, and 54 +/- acres that is in a Wetlands Reserve Program. Also selling will be an array of high quality personal property.

Nathan Groce • Agent/Auctioneer • (606) 688-1925
Lee J. Amonett • Broker/Auctioneer • (931) 252-1907

AMONETT'S EAGLE AUCTION & REALTY, LLC
2276 Livingston Hwy. • Monroe, TN 38573
931-864-5335
24-004
TN 6150 KY 2965 IN AD1200022
www.eagleauctions.com

Terms: 10% Buyer's Premium. **RE:** 20% Deposit at conclusion of sale, with balance due in 30 days. 2024 Taxes Paid by Seller. Possession with Deed. **PP:** Payment & Pickup shall be Saturday, May 18, 2024 from 9 AM - 1 PM located 549 Ky Hwy 2546, Albany, KY. 6% KY Sales Tax Where Applicable. All Property selling "As Is, Where Is" both surface and subsurface with no warranties. Bidders should complete their own due diligence prior to the sale. Announcements & Updates Precedence Over All Other Advertising.