

Brick Home • Garage • 2.6 +/- Ac • Pers. Prop

BIDDING ENDS THURSDAY • SEPTEMBER 10 • 10 AM EST

ONLINE ONLY ABSOLUTE AUCTION



**75 Gap Of The Ridge Rd.
Monticello, KY 42633**



OPEN HOUSE: THURSDAY • AUGUST 27 • 4-6 PM EST



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A charming 2 bedroom 2.5 bathroom home with approximately 2000 sq. ft of living space conveniently located between Monticello and Somerset, KY. This well kept partially brick home has a gorgeous sunroom, living area with fireplace, dining area, kitchen and prep kitchen. Additionally, the property offers an attached garage and two other garages that ensure abundant storage space. Situated on 2.6 +/- acres, you will notice beautiful flower gardens and a koi pond ensuring a peaceful setting just off of Hwy 90. Also selling will be a large inventory of quality antiques and collectibles.



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Terms: 10% Buyer's Premium. RE: 20% Deposit at conclusion of sale, with balance due in 30 days. Seller Pays 2026 Taxes. Possession with Deed. Home Built prior to 1978, buyer to sign a 10 day waiver of inspection for lead based paint. PP: 6% KY Sales Tax Shall Apply. Payment & Pickup shall be Saturday, September 12 from 9 AM - 1 PM EST at 75 Gap of the Ridge Rd., Monticello KY. Cack or Check. No Shipping. Payment in Full. 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 Day of Sale Take Precedence Over All Other Advertising.