



HOME & LOT

ONLINE ONLY ABSOLUTE AUCTION

BIDDING ENDS FRIDAY • APRIL 25 • 10 AM



4049 Wisdom Dock Rd. • Albany, KY 42602

A 1.5 story older home with approximately 1344 sq. ft. of total living area offering 2 bedrooms and 1 1/2 bathrooms on the main level with 2 additional rooms on the second story. Conveniently located less than 4 miles from Wisdom Dock Marina on Dale Hollow lake, making this home suitable for a primary residence or a weekend retreat. The home is situated on a 0.25 +/- acre lot and improved with a carport.



OPEN HOUSE: THURSDAY • APRIL 10 • 4-6 PM

Nathan Groce • Agent/Auctioneer • (606) 688-1925

Lee J. Amonett • Broker/Auctioneer • (931) 252-1907

Terms: 10% Buyer's Premium. 20% Deposit at conclusion of sale, with balance due in 30 days. Current Year's Taxes Pro-Rated. Home built prior to 1978, Buyer to sign a 10 day waiver of inspection for lead based paint. Possession with Deed. 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 Take Precedence Over All Other Advertising.



**AMONETT'S EAGLE
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