

VIEWING: PROPERTY MAY BE VIEWED BY APPOINTMENT OR AN OPEN VIEWING 1.5 HOURS PRIOR TO THE AUCTION.

**PROPERTY OVERVIEW:**

**This unrestricted, multi-use property is located just outside Liberty, KY on the main road between Liberty & Campbellsville. Property has long road frontage on Hwy 70 and Canoe Creek Rd, electric & county water available.**

**Property features 5 Tracts as follows:**

**Tract #1:** 2.00 AC, m/l, fronting Canoe Creek Rd, excellent tract that would be an ideal location for an in-ground, berm-style house.

**Tract #2:** 1.27 AC, m/l, fronting Canoe Creek Rd.



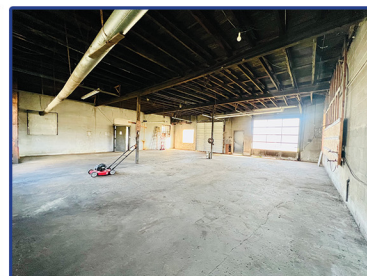
**Tract #3:** Bedford stone house with basement & attached garage on 0.56 acres, m/l. House offers 3 to 4 bedrooms, large bathroom, kitchen / dining area, living room & large utility room. House has carpet & vinyl flooring & appears to have some original hardwood floors underneath. House has a new roof, double-pane replacement windows, fuel oil furnace, county water, concrete drive & 2 storage sheds outback. This house would make a great personal residence, flip house or great rental property.



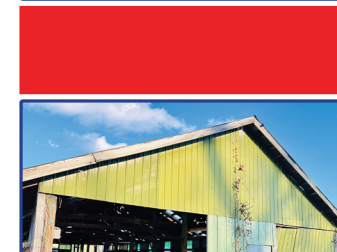
**EASY ACCESS COMMERCIAL BUILDING!**



**Tract #4:** 45' x 134' Heavy duty commercial building on 1.26 acres, m/l, ideal for many types of businesses or multiple businesses. Building has brick / block exterior, new metal roof, heavy-duty concrete floor, overhead steel I-beam supports, 5 overhead doors & large gravel parking / circle drive. Approx 1,365 Sq ft +/- of this building was a former restaurant w/ 2 half baths, large bar, furnace & overhead door. The building will need to have the electric service reconnected. Former fuel tank on the property has been removed and/or remediated & found satisfactory per EPA letter.



**Tract #5:** 6.23 AC, m/l, with 4 metal storage buildings / barns & long frontage on Hwy 70. Main Building is 36' x 72' w/ concrete floor & front part partially finished w/ 2 overhead doors. Another 27' x 88' Bldg w/ concrete floor, another 20' x 40' Bldg w/ dirt floor & stalls, another 20' x 40' Bldg w/ concrete floor. These Bldgs need some cosmetic work, but frames appear good and square.

**4 LARGE BUILDINGS ON TRACT #5**

**MANNER OF SALE:** This is a live auction with absentee bidding available by contacting auctioneer in advance. Tracts will be auctioned on an individual basis & then in **ANY** combinations using Golden Rule-Wilson's Computerized Multi-Parcel Selling System **allowing anyone to bid on any tract or any combination of tracts at any time.** This allows bidders to make or break a combination, ultimately allowing purchasers to bid only on the tract / tracts they want and allowing individual tract bidders the ability to defend their bid.

