

3 ABSOLUTE ESTATE AUCTIONS

Saturday - June 4th - 10:00 - 10:30 & 11:00 A.M.

Nice 2 Story Single Family Home - 2 Triplexes

215 - 217 and 219 S. Main St. - Nicholasville, KY

In order to settle the estate of the late Ruth McMurtry, I have been commissioned to sell the three properties described herein to the highest and best bidders. All three properties will be sold individually with no groupings.

SALE # 1—10:00 A.M.



217 S. Main - Zoned B.1.

Large 2 story frame siding home with first floor featuring large entrance foyer, formal dining and living rooms, large built in kitchen and family area plus a full bathroom. Upstairs has 3 big bedrooms, office or sewing room plus two one-half baths. Two zone heat and air. Two fireplaces. Floored attic above 2nd level. Beautiful woodwork. Two car detached carport. Large frame detached storage building. All this on a big 85' X 173' lot zoned B.1. The lot sits on the corner of S. Main St. and Elm St. and runs from Main St. all the way back to S. First St. A beautiful older home that has unlimited possibilities in the heart of downtown. Zoned B.1.

SALE #2—10:30 A.M. - Triplex



215 S. Main - Zoned B.1.

Nice vinyl sided building that has been used as a triplex for years. All 3 units have 1 bedroom, full bath, living area and kitchen (with appliances). Common area at the rear of the building provides washer & dryer facilities for the 3 units (washer & dryer included). Owner pays electric, water and gas to fuel the hot water heater. Tenants pay their own gas bills for their furnaces. Two units have central air while Unit B has a window unit. Appliances stay in kitchen. Large lot fronting Main St. and running all the way back to S. First St. Plenty of parking for the 3 tenants at rear of building. All this on a lot zoned B.1.

SALE #3—11:00 A.M. - Triplex



219 S. Main - Zoned R.1.

Big frame structure that has been used as a triplex for many years. Two units on the first floor and one unit upstairs. All have 1 bedroom, bathroom, kitchen and living area. Common area on back porch offers laundry facilities (washer & dryer included) for all 3 units. All 3 units are heated by forced air gas furnaces and two units have central air. Upstairs unit has window air. Owner pays electric, water and gas bill to fuel the hot water heater. Tenants pay their own gas bill to operate their furnaces. Two bay storage building in backyard. All this on a large lot sitting on the south corner of S. Main & Elm Streets and running all the way back to S. First St. The lot is zoned R.1.

OPEN HOUSES

Sunday - May 29th - 1:00-4:00 P.M.

215 and 219 S. Main have been used for years as 3 unit apartment buildings. Both buildings have always been very easy to rent. They have just been vacated in order to sell the properties. 217 S. Main was the McMurtry home for many years. With some updating and TLC this could be made one of the nicest older homes in Nicholasville. All 3 properties have big deep lots that run from S. Main St. back to S. First St.

TERMS

10% of purchase price to be paid down day of auction. Remaining 90% to be paid at closing not later than July 5, 2022. City and County taxes for 2022 will be prorated to deed date. All 3 properties were built prior to 1978, thus the potential for lead based paint does exist. Let this serve as your ten (10) day notice to conduct any and all inspections you may desire. NO inspections permitted after auction. All 3 properties are being sold "As Is" with no warranties. All being sold Absolute. Pay what you bid. NO BUYERS PREMIUM.

OWNERS

Heirs of the late Ruth McMurtry

ATTORNEY

Justin Manning

For More Information Call

Charles Collins

Real Estate Broker

Auctioneer

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