

ABSOLUTE ESTATE AUCTION

Saturday - March 21, 2026 - 10:00 A.M.

Large Ranch Brick Home on Basement - Corner Building Lot



Lot 2-A (100 Natchez Trace)

Ranch Brick Home



Lot 1-A (R-1D. - Bldg. Lot)

Corner S. Main & Natchez Trace

In order to settle the estate of the late Peggy Teater Harris, I have been commissioned to offer the two above described properties at Absolute Auction.

PLAT ON BACK

LOT 2-A also known as **100 Natchez Trace** will be sold first. This home was built in the early 1960's by Robert & Geneva Teater (Mrs. Harris' parents). The home was custom built by Luke Collins. It has always remained in the family and has never been on the market. The home consists of a little over 2,200 square feet of living space plus a full unfinished basement. There is a two car attached garage. Main level contains 3 bedrooms, 2 full bathrooms, kitchen, family room with fireplace, formal dining and living rooms. The basement is unfinished and contains a washer-dryer hookup and second fireplace. There is also a walk up stairway leading to the outside. The house is heated by a forced air gas furnace and has central air conditioning. Beautiful hardwood floors throughout a large portion of the upstairs. All this situated on a large lot consisting of 18,812 square feet.

LOT 1-A Immediately following the sale of Lot 2-A, we will sell Lot 1-A. This is a vacant - ready to build on lot located on the corner of S. Main and Natchez Trace. All utilities are readily available including water, sewer, natural gas and electricity. This lot is rectangular in shape and contains over 11,000 square feet. The lot is zoned R-1D. and any house constructed must comply with the deed restrictions recorded in Deed Book 74, Page 80.

OPEN HOUSE - SUNDAY MARCH 15th - 2:00 - 4:00 P.M.

Auctioneer's Note Here is your opportunity to purchase a well built - well located home in one of Nicholasville's oldest well established areas. The house needs updating and repairs.

Owners-Peggy Teater Harris Estate - Michael R. Sharp - Executor

Attorney for Estate - Howard Downing

TERMS 10% of purchase price paid down day of auction, balance due with deed and possession on or before 30 days. 2026 city and county taxes prorated to deed date. The house was 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. Both properties are being sold ABSOLUTE with no warranties written or oral. Both are being sold "As Is". NO BUYERS PREMIUM - Pay what you bid.

For More Information Call

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