

Simp!ify

"We need to simplify. The house is too large for us now, too many steps, too much yard, we have too much stuff, etc." Does this sound familiar? No matter what stage of life, simplifying is a goal many are trying to achieve, having more time to focus on what is really important.

Hancock Real Estate and Auction, Inc. can help with the downsizing process. Depending on the specific need and reason for selling, listing your home or selling by auction are the options we would like to discuss.

The auction method is a way to liquidate assets quickly. Typically a property can be sold at auction and closed (money in your hand) 45 days from the day of the auction. The advertising time is approximately four to five weeks before the sale.

Auctions are exciting events, where competitive bidding increases interest and prices. Buyers must seize the opportunity on auction day. Most importantly, real estate sales are confirmed within minutes—sales that may have otherwise taken months or years to generate and finalize.

The auction method is also a tremendous asset for the executor of an estate, if included as a directive in your will. Simplify. There is not an easier way to settle an estate.

This method also helps family members maintain good relationships. An auction will allow for a level playing field, anyone can bid and buy, eliminating the process of trying to equally divide. Family, friends and neighbors will all have an equal opportunity to purchase real estate and/or personal property.

Listing your home is still a great option

If time is not an issue, listing your home is still a great option. Existing home sales have continued to hold their value.

We can provide a current Market Analysis for your property, providing information on comparable sales in your area and helping with the decision of a competitive list price. We can also provide suggestions for what may or may not be needed before putting your home on the market.

Selling a home can be overwhelming. Enlisting the help of a trusted real estate professional can make all the difference.

Simplifying your life is an attainable goal we would love to help you reach. Allow us to sit down and talk through your options, then you decide which option is the best for you. No questions left unanswered. Ease your mind. Simplify.



Tim Gooch

Principal Broker/Auctioneer/Owner

270.316.6257

Kathy Gooch Realtor/Owner

270.929.3049



Hancock

REAL ESTATE AND AUCTION, INC.



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FULL-TIME AGENTS
LOCATED IN
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www.hancockrealestateandauction.com

We Can Show ANY Home,
Listed with ANY Real Estate Company



20 ABIGAIL LANE, LEWISPORT
\$349,000

Captivating Country Home! Four bedroom Craftsman-style, built in 2015. **Numerous Upgrades.** Storage galore. Two car attached garage and two car detached garage with additional shop or office. Over 2 acres. mls 74655
 Tim/Kathy Gooch 270-929-3049



1105 SQUIRREL TAIL HOLLOW RD.
\$49,900

Over 9 Acres! Manufactured Home in need of TLC.. mls 73356 Tim and Kathy Gooch 270.929.3049



SALE PENDING
1370 WASHINGTON AVE



75 HILLCREST CIRCLE
\$189,000

FOUR BEDROOMS! Updated kitchen, formal dining, two baths, updated flooring and paint! mls 71835 mls 74655
 Tim/Kathy Gooch 270-929-3049



5589 HWY 60 W
\$65,000

Completely Remodeled! Convenient location! 3 BR, 2BA, Updated heat/air unit. mls 74401
 Tim and Kathy Gooch 270.929.3049



1265 TICK RIDGE ROAD
\$199,000

Hidden Gem! Unique Home with rustic charm nestled in the trees! Park-like setting! 3 BR, 2 BA, plus acreage and lake. Need a shop or storage building? You just found it! This home has it all! mls 74401
 Tim and Kathy Gooch 270.929.3049



1075 HAWES BLVD.,
\$159,000

Warmth, Charm, and Character! 3 BR, 2 BA and Basement! In-Ground Pool. mls 74542 Tim and Kathy Gooch 270.929.3049

LOTS AND ACREAGE

HWY 1700- \$139,000 HUNTERS GET READY! Plenty of deer, turkey and other wildlife! Use crop income for expenses and enjoy the recreation and hunting. Building site. One-half mineral rights transfer with the farm. Approximately 35 acres of soybeans raised on crop ground. mls 74577 Tim/Kathy Gooch 270-316-6257

3300 STATE ROUTE 144E, HAWESVILLE: NEW PRICE \$44,000 Panoramic countryside views! 5 acres! Fenced! Two Partially completed log cabins, Greenhouse, Septic, Electricity, Propane Tank, East Daviess Co. Water, Tim/Kathy Gooch 270-316-6257

SQUIRREL TAIL HOLLOW RD 4.725 acres \$29,000 mls 73477

WINDWARD HEIGHTS Nice building lot, sloped for basement option! **NEW PRICE \$5,000** mls 71220

HWY 657, LEWISPORT Nice building lot, just 1.5 miles off Hwy 60, Lewisport Water and Gas, Electric available. **\$12,900 mls 69344**