



744 & 778 S Dixie Hwy Just 1 Mi South of Historic Munfordville KY * 3 Miles South From I-65 (Exit # 65)

at **ABSOLUTE AUCTION 3 Excellent Parcels of Real Estate**

for the Estate Of Amy Rowlett and the Frances Rowlett Trust and the Rebecca Rowlett Trust By and Through J. D. Craddock III, Co-Executor for the Estate of Amy Rowlett and Robert L. Chambliss, Jr. Co-Executor for the Estate of Amy Rowlett and Trustee for the Frances Rowlett Trust and the Rebecca Rowlett Trust. The said Co-Executors/Trustee have employed the services of Ken Byrd Realty & Auction, Inc. and Kenneth E. Byrd, Sr. Broker & Auctioneer to conduct a Public Absolute Auction Of the following Real Estate with all improvements Located at: 744 & 778 Dixie Hwy & Vacant Lot at S Dixie Hwy & Sycamore Lane Munfordville KY 42756

CONDUCTED AS FOLLOWS: bidders may submit bids online commencing on Mon June 13th at 5 PM CDST THROUGH THE END OF...

... LIVE AUCTION ON SITE: SAT JUNE 25TH 2022 10:00 AM CDST

TO BID ONLINE, GO TO **WWW.BYRDAUCTION.COM** FOR FURTHER INSTRUCTIONS

TWO OUTSTANDING HOMES PLUS 1 AC LOT

**744 S
Dixie
Hwy**



**778 S
Dixie
Hwy**



This 3BR home has a two car detached garage. There is 1929 sqft of living space with 1338 sq ft in basement. Beautiful hardwood floors throughout. Large bathroom. It has central air and FAG heat. Nice landscaping and home is on 1.07 acres (lot #2).

SYCAMORE LANE

This 3BR brick home sits on 1.4 acres (lot #3). It has carpet and vinyl floor covering. Large full bath. It has 1500 sqft of living space with central heat and air.



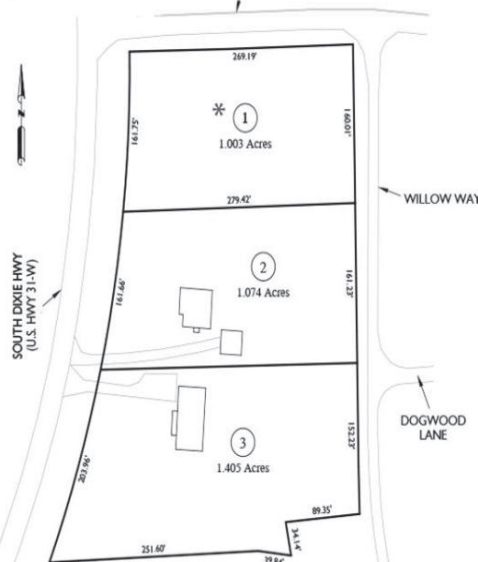
Upstairs bedroom with hardwood floors throughout the home



1338 sq ft full basement



Kitchen with nice built in cabinets



PRELIMINARY - NOT FOR RECORDING OR LAND TRANSFER



Large dining room



Kitchen with nice built in cabinets



All purpose room with built in cabinets and bookshelves

*** Lot #1 is a very nice level 1.003 acres that fronts on 3 streets.**

**Plat showing all 3 properties.
All properties will be sold separate.**

Near Hart County High School

Ken Byrd Realty & Auction, Inc

3340 Chalybeate Rd, Smiths Grove, KY 42171



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AUCTION TERMS REAL ESTATE: 15% deposit at time of sale, balance with deed on or before 40 days. Information herein obtained from sources deemed to be reliable, however accuracy is not guaranteed. Any prospective bidders are advised to perform their due diligence research on the real estate being sold in this auction.

Prospective bidders are also advised to inspect all the real estate and the improvements prior to bidding.

A 10% BUYERS PREMIUM SHALL BE ADDED TO FINAL BID TO ESTABLISH SALES PRICE ON REAL ESTATE & PERSONAL PROPERTY.

TERMS ON PERSONAL PROPERTY: PAYMENT IN FULL AT TIME OF PURCHASE

ANNOUNCEMENTS DAY OF SALE TAKE PRECEDENCE OVER ADVERTISING