

ABSOLUTE *Auction*

OF THE MOBERLY FAMILY'S
6.72 ACRES OF COMMERCIAL
PROPERTY IN TRACTS

SATURDAY, SEPTEMBER 17, 2011 • 10:00 A.M.
HWY 52 & MOBERLY ROAD ■ NEAR WACO, KY

The Moberly Family heirs have contracted our firm to sell this strategically located, commercial property at ABSOLUTE AUCTION to the highest bidder, regardless of the price.

- Property is zoned RC-4-General Commercial.
- City water and KU electric is available on all lots.
- Traffic count in 2008 for this property was 12,000 per day.
- The projected traffic count for 2011 is 14,000 per day.

MULTI-PARCEL AUCTION: The property will be offered in two tracts utilizing the multi-parcel method and selling in the manner that reflects the best returns for the sellers. This concept gives each and every prospective buyer the ability to purchase his or her individual tract or combination.

TRACT 1 consists of 4.315 acres and has 516 feet of road frontage along Meadowbrook Road and 440 feet of road frontage along Moberly Road.

TRACT 1-A consists of 1.264 acres and has 155 feet of road frontage along KY 52 and 473.56 feet of road frontage along Moberly Road. This tract is improved with the pictured home. The house features 2 bedrooms, 1 bath, living room with fireplace, and kitchen/breakfast nook all on the first floor. The second floor consists of 2 bedrooms and 1 bath. There is also a full, unfinished walk-out basement and a two-car garage. The house is in need of repairs.



TRACT 1B consists of 1.143 acres and has 155 feet of road frontage along KY 52 and fronts 313 feet on Meadowbrook Road.

TRACT 2 (not surveyed) is located on Moberly Road and is a triangular shaped lot with 330 feet of road frontage on Moberly Road.

AUCTIONEER'S NOTE: This property offers an abundance of uses with its general commercial zoning and its location in Madison County's growth area. The auction will be held under a Ford Brothers auction tent. Remember, this is an absolute auction and the last bid will buy.

TERMS: 20% down day of sale, balance due in 30 days.

NOTE: The purchaser of a single-family residence built before 1978 has a maximum of 10 days to inspect the property for the presence of lead-based paint. The period for inspection begins September 7th through September 16th. The successful bidder must sign a waiver of the 10-day post sale inspection period.



**ANNOUNCEMENTS DAY OF SALE TAKE PRECEDENCE OVER PRINTED MATTER.
FOR ADDITIONAL INFORMATION OR APPOINTMENT, CONTACT THE SELLING AGENTS.**

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