

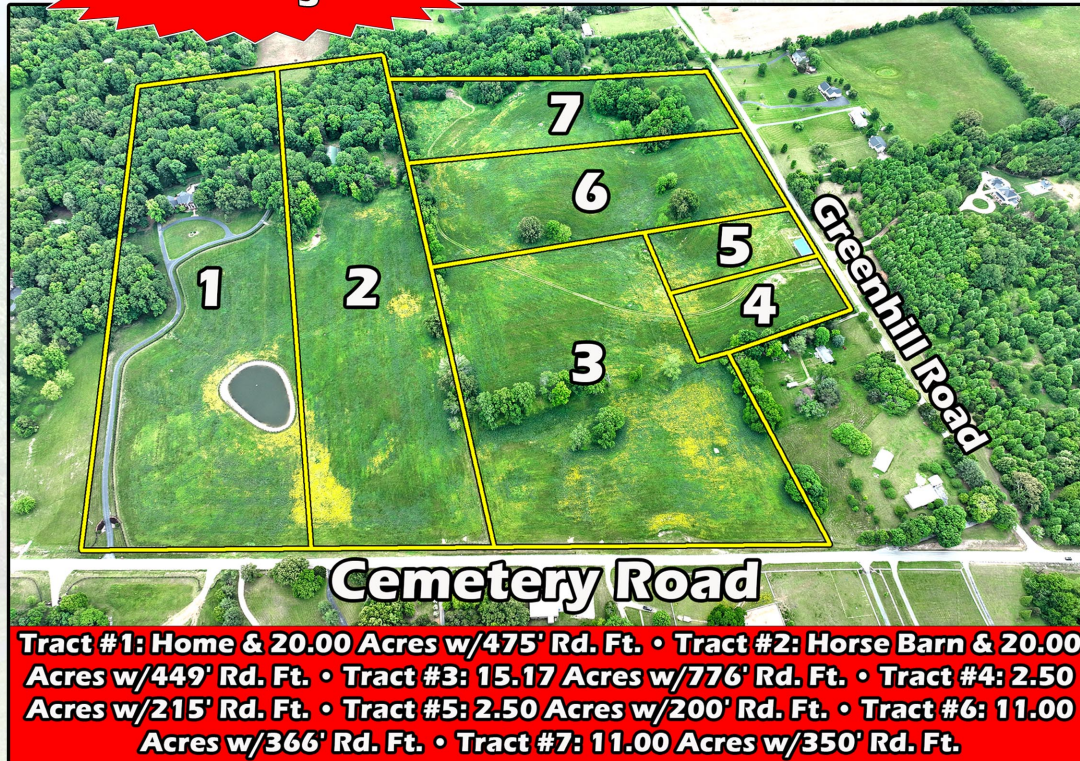
MAGNIFICENT 9,000± SQ. FT. HOME ON 82 ACRES OFFERED IN SEVEN TRACTS

**Beautiful Home
Sites Throughout!**

SATURDAY, JUNE 7TH - 10:00AM

THE ANN & JIMMIE GIPSON FARM

**One of the Most Beautiful
& Classic Homes This Area Has
to Offer...A "Must-See"!**



Seven Bedrooms • Six Full Baths • One Half-Bath • Full Finished Basement w/Full Kitchen, Fireplace Large Exercise Room & Vault Room • Inground Pool • 5,500± Sq. Ft. Horse Barn w/10 Stalls, Office & Tack Room • Gated Entrance • Plank Fencing Throughout • An Endless List of Amenities!

**Home Available For Viewing: Wednesdays
May 28th & June 4th 4:00PM to 6:00PM Or By Appointment**

Arguably one of the most recognizable homes along the Cemetery Road corridor! And if you're like many who have passed by numerous times in admiration or even told yourself "someday.....", now is your opportunity. An estate-like setting in the most sought after area of Warren County with a magnificent executive style home, horse barn and beautiful home sites, this one undoubtedly stands on its own. See you sale day!



Joe B. Houchens Auctioneers, Inc.
"Real Estate Marketing & Consultants"

270-781-8013
www.jbhauctioneers.com



Joe B. Houchens Joe B. Houchens II Charlie Hill

A 7% BUYER'S PREMIUM WILL BE ADDED TO THE LAST BID TO DETERMINE CONTRACT PRICE OF REAL ESTATE

Terms & Conditions

(1) Ten percent (10%) down day of sale with execution of the purchase agreement, with balance due on or before July 11th, 2025. (2) Possession of the property shall be given with deed. (3) 2025 taxes shall be prorated. (4) All property being sold "as is". Complete inspection of all property is encouraged prior to bidding. All sales are final and are not contingent on purchaser being able to secure financing during the contract period. (5) Property to be offered using the "Multi-Parcel" method of sale. (6) Restrictions shall prohibit the placement of any premanufactured homes on property. Minimum building requirements of 2,000 square feet of living area plus a two-car garage shall apply. (7) Announcements made day of sale take precedence over all prior advertising. All information gathered for this advertising is from reliable sources and is deemed correct, however it is not guaranteed. Purchasers should avail themselves of the opportunity to make necessary personal inspection.