



**JIM HALFHILL, SR.**  
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# **ABSOLUTE AUCTION**

## **1465 Pinckard Pike, Versailles, KY**

**DATE OF SALE: Sat., May 28th @ 10:00 AM**



**PUBLIC PREVIEW: SUN. MAY 22nd FROM 2:00-4:00 PM**

- 12(+/-) Acres with barn & pond
- 3 BR / 3 BA
- Ranch on a basement
- Across from Boyd's Orchard

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# Consumer Detail 2 Column Report

Listings as of 05/06/16 at 2:35pm

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<b>Active 05/20/15</b>	<b>Listing # 1510639</b>	<b>1465 Pinckard Pike, Versailles, KY 40383</b>	<b>Listing Price: \$284,900</b>
	<b>County: Woodford</b>		



<b>Property Type</b>	Residential	<b>Property Subtype</b>	Single Family
<b>Area</b>	Woodford County	<b>Subdivision</b>	Rural
<b>Beds</b>	3	<b>Sq Ft (approx)</b>	2800
<b>Baths</b>	3 (3 0)		
<b>Year Built</b>	1980	<b>Lot Sq Ft (approx)</b>	522720
<b>Tax ID</b>	43-0000-004-00-215	<b>Lot Acres (approx)</b>	12.0000

<b>School District</b>	Woodford County	<b>ELEM</b>	Southside	<b>MIDL</b>	Woodford Co	<b>HIGH</b>	Woodford Co	<b>INTD</b>	Not Applicable
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**Directions** From downtown Versailles - South (33) to 169 (Pinckard Pike) across from Boyd's Orchard.

**Marketing Remarks** ABSOLUTE AUCTION: This property is to be sold at ABSOLUTE AUCTION on Saturday, May 28th, at 10:00 AM with no minimum bid or reserve. SALE TERMS: As Is/Non-Contingent/10% earnest money deposit/30 day settlement/10% buyer's premium added to all offers and included in the total contract price. Location, Location...Ranch home on a basement situated on 12 (+/-) acres with barn and pond across from Boyd's Orchard.

<b>Finished 1st Floor</b>	1400	<b>Finished Below</b>	1400
<b>Finished Total</b>	2800	<b>Living Room - 1st</b>	#1
<b>Kitchen - 1st</b>	#1	<b>Family Room - 1st</b>	#1
<b>Den - 2nd</b>	#1	<b>Bonus Room - 2nd</b>	#2
<b>Utility Room - 1st</b>	#1	<b>Master Bed. - 1st</b>	#1
<b>Master Bed. - 2nd</b>	#1	<b>Bedrooms - 1st</b>	#1
<b>Full Bath - 1st</b>	#2	<b>Full Bath - 2nd</b>	#1
<b>Lot Dimensions</b>	12 Acres	<b>Location Description</b>	Horses Permitted
<b>Type/Style</b>	1 Story	<b>Construction</b>	Brick Veneer
<b>Basement</b>	Full, Finished, Walk Out, Windows	<b>Garage</b>	Yes
<b>Garage/Carport Type</b>	2 Car Attached	<b>Foundation</b>	Concrete Block
<b>Fireplaces</b>	Masonry, Family Room, Basement	<b>Dining Facilities</b>	Dining Area
<b>Air Conditioning</b>	Electric	<b>Heating</b>	Baseboard Electric, Cable
<b>Fuel</b>	Electric	<b>Water Heater</b>	Electric
<b>Attic</b>	Pull Down Stairs	<b>Roof</b>	Shingle Composition
<b>Flooring</b>	Carpet, Tile, Vinyl	<b>Appliances</b>	Surface Unit, Dishwasher, Refrigerator
<b>Interior Features</b>	Wood Stove, Security Sys.-Leased, Washer-Dryer Hook-up	<b>Exterior Features</b>	Storm Doors, Deck, Chain Link Fence, Trees, Storage Shed
<b>Miscellaneous</b>	Basement, Master Bdrm 1st Flr., Bedroom 1st Floor, Formal Living Room, Family Room, Den, Rec Room, Bonus Room (2), Barn/Stable, Laundry Rm 1st Flr	<b>Water</b>	City
<b>Sewer</b>	Septic System		

May 2016

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Information has not been verified, is not guaranteed and subject to change.

