



JIM HALFHILL, SR.
PRINCIPAL AUCTIONEER
(859) 338-5764



ABSOLUTE AUCTION

363 S. EAGLE CREEK DR.

LEXINGTON, KY

DATE OF SALE: Wed., Aug. 17th @ 11:00 AM



PUBLIC PREVIEW: SUN. AUG. 14th FROM 2:00-4:00 PM

FIXER-UPPERS, FLIPPERS & INVESTOR'S ARISE! This split-foyer home with 1,842 SF (+/-) features 4 bedrooms, 2 baths, living/dining room, kitchen, family room w/ fireplace, 1-car attached garage, all on a nice level lot. **SELLING TO THE HIGHEST BIDDER REGARDLESS OF PRICE!!**

www.HalfhillAuctions.com

Visit our website for detailed information, auction terms & conditions, and additional pictures

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Keller Williams Greater Lexington

Agent Detail Report

Listings as of 07/29/16 at 11:15am

Page 1

Active 07/28/16	Listing # 1616603 County: Fayette	363 S Eagle Creek Dr, Lexington, KY 40515 Cross St:	Listing Price: \$100,000
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Property Type	Residential	Property Subtype	Single Family
Area	Fayette County SE 3	Subdivision	Cove Lake
Beds	4	Sq Ft (approx)	1842
Baths(FH)	2 (2 0)		
Year Built	1976	Lot Sq Ft (approx)	8978
Tax ID	15085481	Lot Acres (approx)	0.2061
DOM/CDOM 1/1			

School District	Fayette County	ELEM Julius Marks	MIDL Edythe J. Hayes	HIGH Henry Clay	INTD Not Applicable
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Directions From Richmond Rd, go South on Man O War. Take the first Left on Beaver Creek Drive. Take the third Right on S Eagle Creek Dr. Home will be on the left.

Marketing Remarks ABSOLUTE AUCTION: This property to be sold at ABSOLUTE AUCTION on Wednesday, August 17th at 11:00 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. Jim Halfhill, Sr., Principal Auctioneer (859) 338-5764." Fixer-Uppers, Flippers, Investors ARISE ! This property needs deferred maintenance and fix-up. Opportunity beckons.

Agent Only Remarks Agent/Buyer registration form must be signed and received by auctioneer not less than 24 hours prior to auction TIME IS OF THE ESSENCE. The required Realtor Participation Form is online at www.HalfhillAuctions.com or www.lbar.com. Jim Halfhill, Sr., Principal Auctioneer, 859.338.5764

Listing Agent	Kelly M Moore (ID:72810) Primary:859-536-8638 Secondary:859-721-2121, FAX: 859-721-2139
LA Email	kelly.moore@kw.com
Listing Office	Keller Williams Greater Lexington (ID:1232) Phone: 859-721-2121, FAX: 859-721-2139
Agreement Type	Excl. Right to Sell
Listing Date	07/28/16

Commission	3	Variable Rate	No
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Deed Book	2934	Deed Page	94
Lot Size Source	Per PVA	2016 Elementary	Julius Marks
Finished			
Finished 1st Floor	1107	Finished Below	735
Finished Total	1842		
UnFinished			
Tax District	1	Tax Rate	1.2075
Room Location/Level			
Living Room - 1st	#1	Kitchen - 1st	#1
Utility Room - Lower	#1	Master Bed. - 1st	#1
Bedrooms - Lower	#1	Bedrooms - 1st	#2
Full Bath - Lower	#1	Full Bath - 1st	#1
Listing Information			
Showing Instructions	ML Occupied, Showing Assist	Possession	With Deed
Property Features			
Type/Style	Split Foyer	Construction	Brick Veneer, Siding - Wood
Basement	Finished	Garage	Yes
Garage/Carport Type	1 Car Basement	Foundation	Slab
Fireplaces	Masonry	Dining Facilities	Living Room Combo
Air Conditioning	Heat Pump	Heating	Heat Pump
Fuel	Electric	Water Heater	Electric
Attic	Pull Down Stairs, Partially Floored	Roof	Shingle Composition
Flooring	Carpet, Parquet, Vinyl	Appliances	Range, Dishwasher, Refrigerator
Interior Features	Window Blinds, Washer-Dryer Hook-up	Exterior Features	Storm Windows, Window Screens, Storm Doors, Deck, Chain Link Fence
Miscellaneous	Basement, Master Bdrm 1st Flr., Auction	Water	City
Sewer	Sewer		

Presented By: Jim Halfhill Sr / Rector Hayden, Realtors Phone: 859-276-4811 x267

Featured properties may not be listed by the office/agent presenting this brochure.

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