

INCOME PROPERTY

ABSOLUTE AUCTION

623 SILVERLEAF DRIVE

Fayette County - Lexington, KY

DATE OF SALE: Wed. April 19th @ 11:00 AM



PUBLIC PREVIEW: SUN. APRIL 16th 2pm-4pm

Nice income producing duplex located in Deep Springs subdivision. Each side contains ± 700 SF with 1 bedroom, 1 bath, eat-in kitchen and living room. Right side is currently leased for \$425/month, left side has been leased for \$500/month (left side vacant as of April 1st).

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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Consumer Detail 2 Column Report

Listings as of 03/30/17 at 2:27pm

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Active 03/29/17	Listing # 1706603 County: Fayette	623 Silverleaf Dr, Lexington, KY 40505	Listing Price: \$100,000
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Property Type Area	Multi-Housing Fayette County NE 2	Property Subtype Subdivision	Multi-Housing Deep Springs
Beds Baths	0 0 (0 0)	Sq Ft (approx)	1400
Year Built Tax ID	1964 16571400	Lot Sq Ft (approx) Lot Acres (approx)	6242 0.1433

School District	Fayette County	ELEM Deep Springs	MIDL Bryan Station	HIGH Bryan Station	INTD Not Applicable
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Directions Bryan Station Rd., outside New Circle. Right on St. Anthony. Left on Brynell. Right on Silverleaf Dr.
Marketing Remarks Absolute Auction: This property to be sold at Absolute Auction on Wednesday, April 19th. at 11:00 AM with no minimum bid or reserve. Pre-Auction offers welcome under the same auction terms and conditions. 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., Pricipal Auctioneer.

Left Side	Occupied No	Sq Ft 700	Bedrooms 1
Unit # A	Identical Units 2	Rent 500.00	Bathrooms 1.00
Tenant Pays	Gas, Electric, Water, Cable TV	Air Conditioning	Window Units
Unit Appliances	Range, Refrigerator	Heating	Forced Air
Fuel	Gas		
Right Side	Occupied Yes	Sq Ft 700	Bedrooms 1
Unit # B	Identical Units 0	Rent 425.00	Bathrooms 1.00
Tenant Pays	Gas, Electric, Water	Air Conditioning	Window Units
Unit Appliances	Range	Heating	Forced Air
Fuel	Gas		

