

±46 ACRES | FORMER HORSE FACILITY

ABSOLUTE AUCTION - LIVE ONSITE
SAT., NOV. 24th • 10:00 AM

17-Stall Barn • 10-Stall Tobacco Barn • 50x88 Indoor Arena
All-Weather Arena • Main Res & Guest House

PUBLIC PREVIEW: Sunday, November 18th • 2:00pm-4:00pm
3263 N. CLEVELAND RD., LEXINGTON, KY



www.HalfhillAuctions.com



Halfhill Auction Group
859-338-5764
halfhillauctions@gmail.com

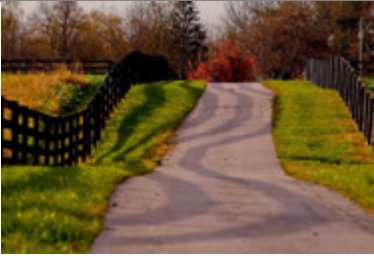


Jeana Taylor Bertrand
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Consumer Detail 2 Column Report

Listings as of 11/05/18 at 11:19am

Active 11/21/17 **Listing # 1725678** **3263 N Cleveland Rd, Lexington, KY 40516** [Map](#) **Listing Price: \$900,000**
County: Fayette



Property Type	Land	Property Subtype	Farm
Area	Fayette County NE 2	Subdivision	Rural
Beds	4		
Baths(FH)	2 (2 0)		
		Lot Sq Ft (approx)	2020748
Tax ID	24608800	Lot Acres (approx)	46.3900
See Additional Pictures			

School District Fayette County **MIDL** Crawford **HIGH** Frederick Douglass **INTD** Not Applicable

Directions From 1-75, head East on 60 (Winchester Rd.) for 4.5 miles Take a left on N. Cleveland. The property is on the left 0.5miles and the entrance is just beyond the parking lot of David's Fork Baptist Church

Marketing Remark This property to be sold at ABSOLUTE AUCTION on Saturday, November 24th 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. Pre-auction offers welcome under the same terms and conditions. Auctioneer: Jim Halfhill, Sr. (859) 338-5764

Conservation Esmt	No	Finished Total	2629
Present Use	Recreation	Best Use	Horse(s), Pasture, Recreation, Residential, Professional
Housing	Main, Guest	Style Main Residence	Ranch
Heating	Forced Air, Combination (Wood burning stove)	Fuel	Electric, Wood (Wood burning stove)
Main Res. Features	Wood Stove, Central Air, Hardwood Floors, Inground Pool (Pool has not been opened since purchased)	Farm Improvements	Horse Barn(s), Indoor Arena
Topography	Gently Rolling	Fence	Plank
Water	City	Sewer	Septic System
Utilities Available	Electricity Avail, Water Available, Telephone		

Featured properties may not be listed by the office/agent presenting this brochure.
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 U.S. Patent 6,910,045

