

# UPCOMING AUCTIONS

## ABSOLUTE AUCTION

ONLINE ONLY - Nov 28 Thru Dec 6

4 +/- Acres - Zoned R4  
2 Br Home and Shed

**622 Bush Ln., Elizabethtown**



**DIRECTIONS:** Just before the intersection of the US-31W bypass and New Glendale Rd, turn onto Bush Ln. The property is at the end on the left.

**REAL ESTATE:** 4 +/- acres of land located along the right of way of the WK Parkway and the US-31W Bypass. With an R4 zoning and convenient location in the heart of Elizabethtown, this property offers great investment or other potential uses. There is a 2 bedroom home on the property that is in disrepair, as well as a shed.

**TERMS:** A 10% buyer's premium will be added to the winning bid to determine the final sale price. Bidding will be online starting at 8:00 AM eastern time on Thursday, Nov 28th and soft closing at 4:00 PM eastern time on Thursday, Dec 5th, 2024. On real estate, \$10,000 will be due no later than 6:00 PM eastern time on Friday, Dec 6th, 2024, with the balance due within 30 days of auction conclusion date. Property taxes will be prorated to the date of deed. Possession will be given with the deed. Inspection of the property may be performed by prospective bidders prior to the auction. Shown by appointment only. Property sells as is with no guarantees by the seller or Hodges Auction Company.

**BIDDING NOTICE:** This auction is ONLINE ONLY. If you need assistance with registration or bidding please contact us at 270-765-4308. No call-in floor bids/max bids will be accepted within 1 hour of auction close due to the potential for lag or bid uploading issues which could delay timely acceptance of the bid by the HiBid platform.

## ABSOLUTE ESTATE AUCTION

ONLINE ONLY - Dec 5 thru Dec 12

3 BR 2 BA Home on 2.2 Acres

**3757 Laurel Ridge Rd, Eastview**

*Estate of Ruth M. Compton*



**DIRECTIONS:** From the intersection of KY-86 & KY-920, turn southwest on KY-920 towards Eastview. Travel about 2 miles and turn left on Laurel Ridge Rd. The property will be a 1/4 mile on the right.

**REAL ESTATE:** An approximately 1980 model doublewide mobile home with apx 1,280 sq ft, large living room, dining room, eat in kitchen, 2 bedrooms, 2 bathrooms (including master bath), den (formerly 3rd bedroom, can be used as either), hall laundry area, covered front porch, covered rear deck, 2 car attached carport/garage, fuel oil heat, and central air. The home is situated on 2.204 recently surveyed acres and features a block building.

**TERMS:** A 10% buyer's premium will be added to the winning bid to determine the final sale price. Bidding will be online starting at 8:00 AM eastern time on Thursday, Dec 5th, 2024 and soft closing at 4:00 PM eastern time on Thursday, Dec 12th, 2024. On real estate, \$10,000 will be due no later than 24 hours after auction close, with the balance due within 30 days. Property taxes will be prorated to the date of deed. Possession will be given with the deed. Inspection of the property may be performed by prospective bidders prior to the auction. Shown by appointment only. Property sells as is with no guarantees by the seller or Hodges Auction Company.

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## ABSOLUTE ESTATE AUCTION

Saturday, Dec 7th, 10:00 AM EST

Brick Home w/Basement on 3.5 Acres  
12 Acre Tract - 4 1/2 miles from BOSK

**10725 S. Dixie Hwy, Sonora**

*Estate of Mr. Robert E. Todd Jr.*



**DIRECTIONS:** ETOWN - From the intersection of US-31W/WK Pkwy/Lincoln Pkwy travel 9 miles south on 31W to the property on the right.

**REAL ESTATE: TRACT 1** - A ranch style brick home built in 1974 with approximately 1,470 sq ft, living room w/brick fireplace, hall w/linen closet, master bedroom w/master bath, 2 additional bedrooms, full bath off of hallway, kitchen w/pantry, dining room, enclosed porch on rear, hardwood flooring throughout much of main level, vinyl windows, ceiling cable heat, full basement with den, rec room, craft room, and laundry area as well as unfinished storage and level exit to 2 car carport. The home is privately situated on 3.56 acres with mature shade and several outbuildings including a 2 car detached garage with side entry, a shed/chicken coop building, and a 2 bay equipment shed.

**TRACT 2** - 12.11 acres of level to gently rolling mostly open land with woods along the boundary featuring a pond and creek frontage along Cox Run Branch. The tract borders I-65 on the western boundary.

**TERMS:** A 10% buyer's premium will be added to the winning bid to determine the final sale price. The property will be sold using the Multi-Par method. On real estate, \$10,000 per tract will be due on the day of auction with the balance due within 30 days. The good faith deposit will be deposited into the Hodges Auction escrow account and held until closing, at which time a check from the escrow account will be issued and credited to buyer. Property taxes will be prorated to date of deed. Possession will be given with the deed. Inspection of the property may be performed by prospective bidders prior to the auction. Information is derived from PVA, County Clerk, or other public source information and is not guaranteed. Property sells as is with no guarantees by the seller or Hodges Auction Company.

## LAND AUCTION

ONLINE ONLY - Dec 10 thru Dec 17

13.375 Acres - Industrial Zoning  
Borders Elizabethtown Sports Park

**West Park Road, Elizabethtown**



**DIRECTIONS:** From Ring Road turn onto West Park Rd (Sports Park Main Entrance) and travel 1 mile to the property on the left.

**REAL ESTATE:** 13.375 acres of land, zoned I-1 General Industrial, that adjoins the 158 acre Elizabethtown Sports Park that averages 160,000 visitors per year. The property is also located near many of Elizabethtown's manufacturing powerhouses, providing an ideal site for any number of ventures.

**TERMS:** A 10% buyer's premium will be added to the winning bid to determine the final sale price. Bidding will be online starting at 8:00 AM eastern time on Thursday, Dec 12th, 2024 and soft closing at 4:00 PM eastern time on Thursday, Dec 17th, 2024. On real estate, \$25,000 will be due no later than 24 hours after auction close, with the balance due within 30 days. Property taxes will be prorated to the date of deed. Possession will be given with the deed. Inspection of the property may be performed by prospective bidders prior to the auction. Shown by appointment only. Property sells as is with no guarantees by the seller or Hodges Auction Company.

**BIDDING NOTICE:** This auction is ONLINE ONLY. If you need assistance with registration or bidding please contact us at 270-765-4308.



**BOOK YOUR WINTER & SPRING AUCTIONS NOW!**

*Verse of the Week*  
"For John truly baptized with water; but ye shall be baptized with the Holy Ghost not many days hence."  
Acts 1:5 (KJV)

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