

UPCOMING AUCTIONS

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.

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.
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.



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.
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ABSOLUTE AUCTION

ONLINE ONLY – Jan 16 thru Jan 23

1,600 sq ft Brick Home w/Bsmt
45 Acres in Tracts
Frontage on Veterans Memorial Hwy & Red Hill Road, Vine Grove



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Verse of the Week
"But they had heard only, That he which persecuted us in times past now preacheth the faith which once he destroyed."
Galatians 1:23 (KJV)

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