

# Real Estate Auction

Saturday, October 9th 2010 @ 10:00 AM

1144 & 1164 Highland Rd. Murray, KY 42071

- Excellent Calloway County Property! • Marketable Timber!
- Great Deer & Turkey Hunting Ground!
- 1.5 Miles To Kentucky Lake! • Hiking & Biking Trail!

**38.879 ACRES IN 5 TRACTS & COMBINATIONS!**

**4,000 SQ. FT. 4 BEDROOM, 3 BATH BRICK HOME, 3 BEDROOM 2 BATH HOME, 40'x100' SHOP**



Tract 1

Real Estate  
Offered At 10:00 AM

Auctions Held At  
1144 Highland Rd.  
Murray, KY 42071



Tract 1



Tract 2

**REAL ESTATE TRACTS - Tract 1\*** 1144 Highland Road A Beautiful Custom Built +/- 4,000 Sq. Ft. Brick Home Featuring 4 Bedrooms, 3 Baths, Living Room, Family Room, Dining Area, Large Kitchen On The Main Floor w/ Built In Oven & Microwave, Countertop Range, & An Abundance Of Counter & Cabinet Space, Full Finished Walk Out Basement w/ Full Kitchen, Family Room & Utility Area, Marble Showers, Trussed Floors, Tiled Countertops, Tile & Carpet Flooring, Crown Molding, Partially Floored Attic, 2 New Trane Central H/A Unit In 2009, Many 2008 Updates Including Carpet, Dishwashers, & Lighting. Exterior Features Include 2 Car Attached Garage, 24'x42' Wood Deck, 24'x42' Concrete Patio, 2 Septic Tanks, Wells In Well Houses, 9 Peach Trees, 4 Plum Trees & Blackberry Bushes. All Situated On 5.684 Acres w/ Nice Landscaping. **Tract 2\*** 1164 Highland Road A Nice 3 Bedroom, 2 Bath Vinyl Sided Manufactured Home On A Permanent Brick Foundation Featuring Living Room, Kitchen, Dining Area, Utility Area, New Central H/A In 2008 & 3 Dimensional Shingles. Exterior Features Include Covered Front Porch, Deck, & A Nice Storage Building w/ Extra Bedroom & Central H/A. Situated On 1.242 Acres w/ Mature Shade Trees. **Tract 3\*** A Nice 40'x100' Metal Building w/ Automatic Overhead Door & Electricity ON 1.935 Acres **Tract 4\*** 13.977 Acres **Tract 5\*** 16.041 Acres (Tract 5 Is A Swing Tract. Swing Tracts Can Only Be Combined With Adjoining Tracts)

**REAL ESTATE TERMS:** 15% Down Day of Sale Balance in 30 Days.



Tract 3

