

PROPERTY REPORT

**5.09 ACRES PROPERTY - 6300 +/- SQUARE FOOT HISTORIC HOME
MONTGOMERY COUNTY, KENTUCKY**



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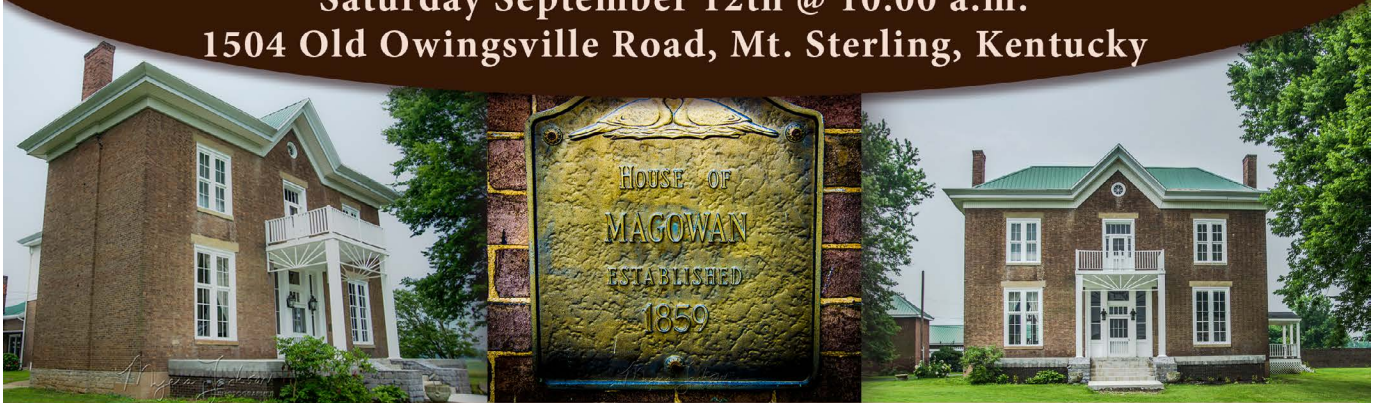
PROPERTY OVERVIEW



Eliza Jane Banks Magowan House Montgomery County, Kentucky

Five Acre Property and 6300 +/- Square Foot Home

Saturday September 12th @ 10:00 a.m.
1504 Old Owingsville Road, Mt. Sterling, Kentucky



CALL THE AUCTIONEERS 844-400-2828 or 859-499-3333

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Melanie Mann
Realty & Auction LLC



Myers Jackson
AUCTIONEER

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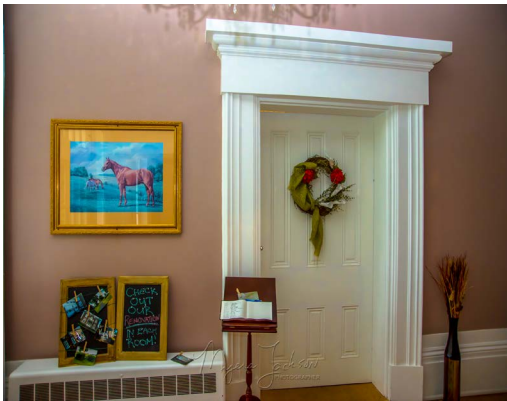
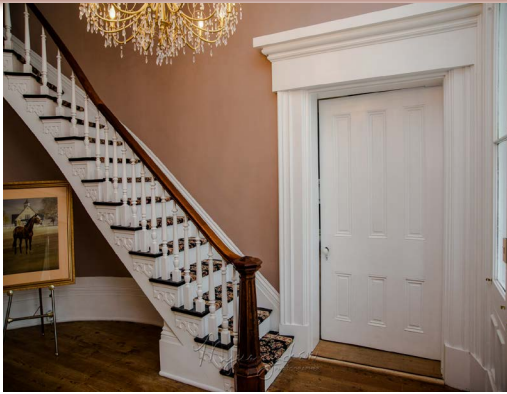
Tammy McCarty Real Estate Agent/Owner

Buyers Will Pay all Closing - Transaction - Recording Costs

10% Buyers Premium Added To Bid, 20% Deposit Close 30 Days

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PHOTOS & HIGHLIGHTS



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GENERAL DESCRIPTION



Eliza Jane Banks Magowan House circa 1865 Historic Home

Home on 5.09 Acres

Over 6000 Square Feet

*Additions to home includes residential space & 3 bay garage
with bathroom, 20x20 smokehouse, and 3 bay shed*

*Recent updates in 2014 including new quartz countertops in kitchen,
new stainless steel range, dishwasher, all windows glazed and painted,
all gutters cleaned & recoated, new concrete poured on front porch,
new columns, and freshly painted historic colors*

*2 winding staircases, 5 bedrooms, 3 baths, parlor, dining,
2 kitchens, several fireplaces, and 13 ft. ceilings*

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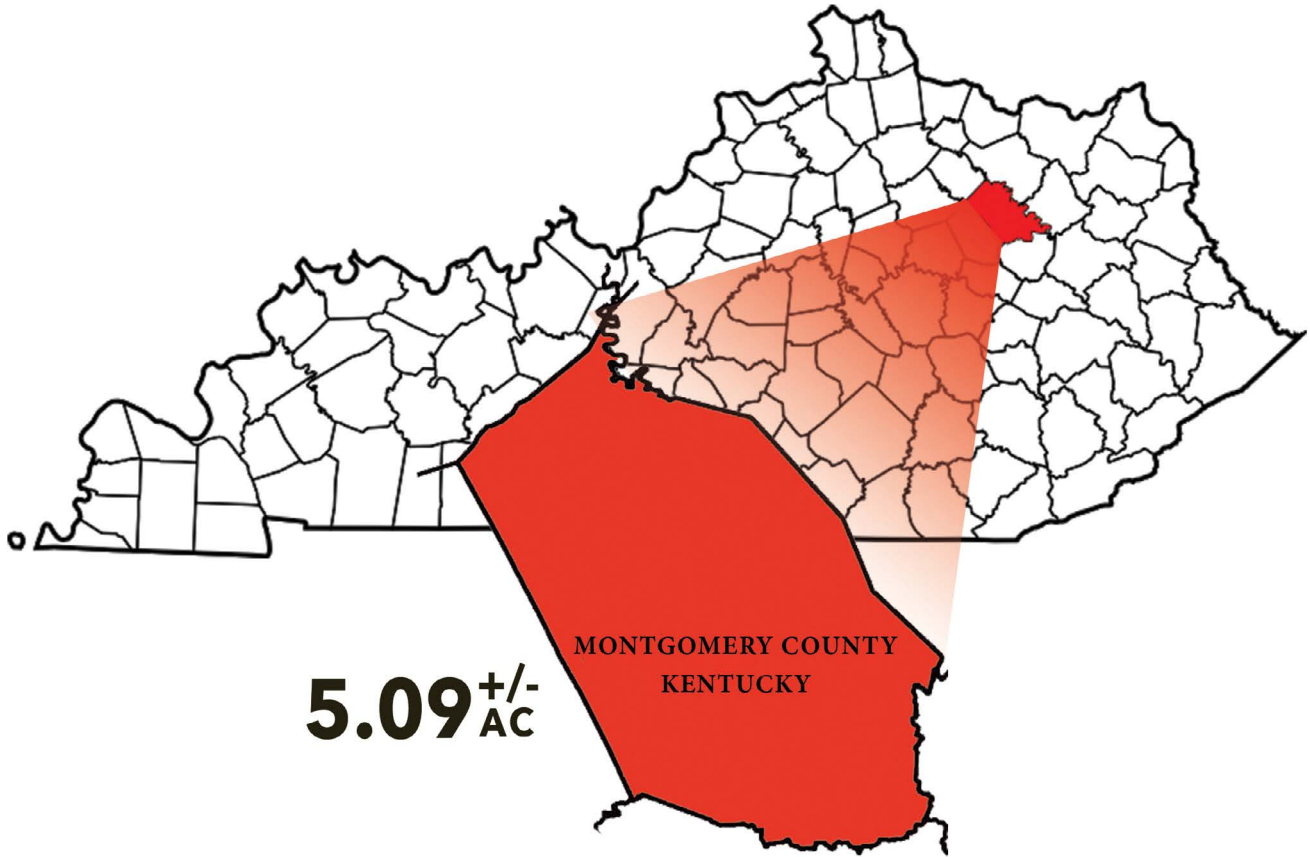
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STATE MAP

1504 Old Owingsville Road, Mt. Sterling,
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REGIONAL MAP

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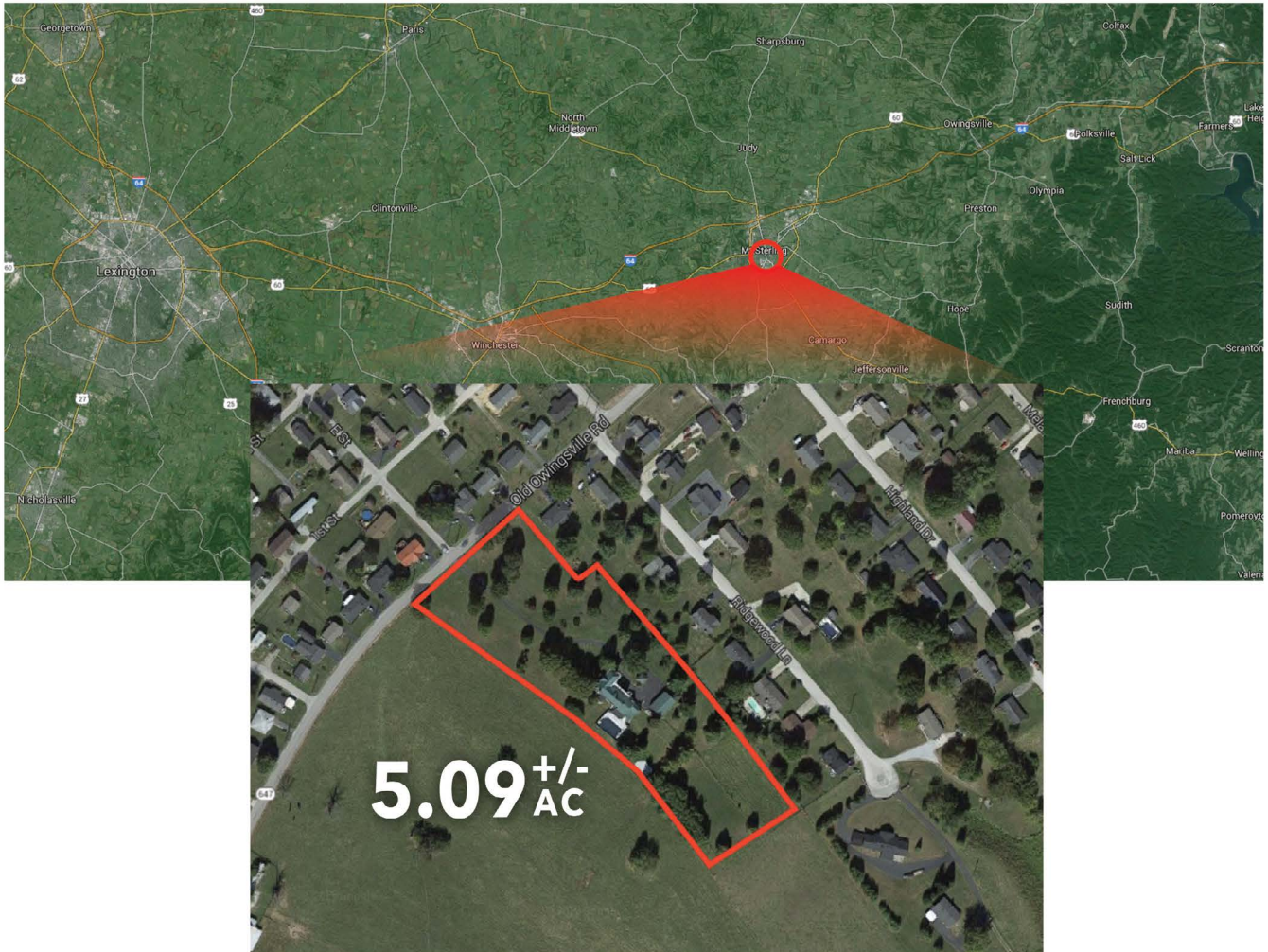
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PARCEL MAP

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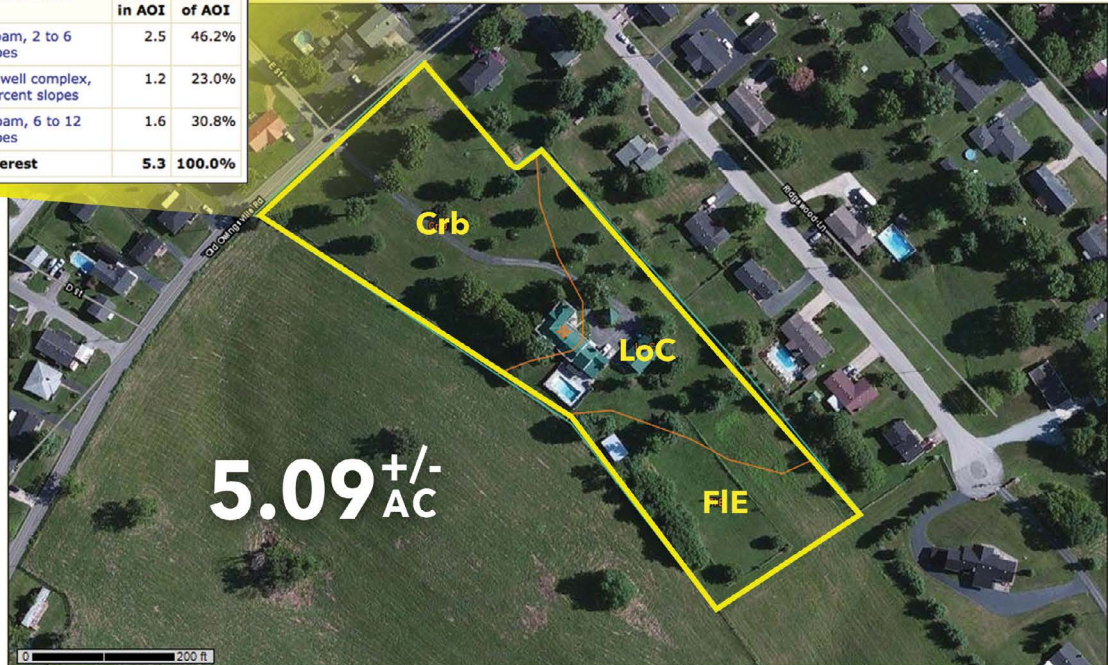
SOIL MAP

1504 Old Owingsville Road, Mt. Sterling,
Montgomery County, Kentucky

Map Unit Legend

Montgomery County, Kentucky (KY173)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CrB	Crider silt loam, 2 to 6 percent slopes	2.5	46.2%
FIE	Faywood-Lowell complex, 12 to 35 percent slopes	1.2	23.0%
LoC	Lowell silt loam, 6 to 12 percent slopes	1.6	30.8%
Totals for Area of Interest		5.3	100.0%



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HOW TO BID



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Attend Bid Closing in Person

In most circumstances you may visit the property in person during the bid closing. Representatives will be able to help you register, log onto a mobile device or just simply take your offer.

Bidding where it make you comfortable!

We refer to this as centric bidding. Any process outline above is designed for your convenience while keeping in mind the delivery of your offer. All bids whether given in writing, spoke orally or entered in a device will be recorded electronic by the Auctioneer. This allows all users to experience the same real time information with public access to the bidding procedures.

Legal Matters

Please understand that when making an offer, ALL OFFERS are subject to the Terms and Conditions of the Sale. Please read and seek advice if necessary prior to making your offer. All terms posted in the GENERAL CONDITIONS or SALE or SPECIAL CONDITIONS of SALE will be the method that the property will be offered. The opportunity to inspect the property prior to bidding will be available and it will be incumbent upon you the purchaser to investigate all matters prior to submitting the offer. Once your legal written offer has been made and accepted by the seller you will have to abide by the terms in the Purchase and Sale Agreement.

REGISTRATION IS FREE

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