

just say



# ABSOLUTE AUCTION

**2 Residential Buildings, Storage Building  
On appx 1 AC lot; formerly KIMS DAYCARE,  
and Day Care/Children's Equipment & Fixtures  
Saturday March 13th at 10:00 am**

WE HAVE BEEN COMMISSIONED BY THE OWNERS OF THIS PROPERTY TO SELL ON THE ABOVE DATE AND TIME THE FOLLOWING:

**DIRECTIONS:** From Hwy 27 South, exit on Hwy 90 ramp, at the end of ramp, turn left on KY Hwy 1247, go approx 1/2 mile and turn right onto Cooper Power Station Rd., take the first left onto Hammock Lane., at end turn left on Old S. Hwy 1247. **WATCH FOR AUCTION SIGNS AT EVERY TURN!!**

**PROPERTY LOCATED AT 38 YOUNG RD., SOMERSET, KY (just off Old S. Hwy 1247).**

Property consists of approx 1 acre and has three buildings. The main building is a 26X70 Double Wide that could be used commercial for a Day Care or other business or could be easily converted to a rental or residential property. This large building as a residential unit would have kitchen, dining room, family room, 4 bedrooms, 2 that's and a great room. The second building is approx 700 sq ft and has two bedrooms and one bath. There is a third barn/storage building. The two dwellings are in excellent condition.



**IMMEDIATELY FOLLOWING THE SALE OF REAL ESTATE THE FOLLOWING PERSONAL PROPERTY WILL BE SOLD:  
THERE IS A VAST AMOUNT OF CHID/DAYCARE TIEMS. MANY ARE LISTED BELOW AND MANY APPEAR IN THE PHOTOS ABOVE.**

**INDOOR ITEMS:** 9 High Chairs~36+ Stackable Tot Chairs~ 17 Child Cots~Coat Racks~Backpack Storage Units~Cubicle Shelves (for children's personal items) ~Children's Working Tables~ Large Circle Time Rugs~Many Assorted Games, Puzzles, etc.~Odd Chairs & Tables~Office Desk~Filing Cabinets~Side-By-Side Refrigerator~Rocking Chairs~4 Baby Cribs~Frigidaire Dryer~Washer~Stove~Refrigerator~TV's~2 Freezers~Copier~Phone/Fax Machine~ 4 Play Pens~Computer~**PLUS MANY, MANY MORE ITEMS TOO NUMEROUS TO MENTION.**

**ITEMS OUTDOORS:** Over 30 Large Pieces of Outdoor Playground Equipment such as: Playhouses~Swings~Monkey Bars~Castles, etc.~8X8 Storage Building w/ Front Porch and Electric~18X20 Carport~Picnic Table~**PLUS OTHER NUMEROUS ITEMS.**

**AUCTIONEERS NOTE\*\*** THIS PROPERTY HAS OPERATED AS A THRIVING DAY CARE FOR YEARS AND THE OWNERS ARE NOW PERSUING OTHER BUSINESS INTERESTS AND ARE SELLING THE PROPERTY AND ALL EQUIPMENT AND PERSONAL ITEMS ASSOCIATED WITH THE DAY CARE, IF YOU HAVE BEEN LOOKING FOR A PERFECT, READY TO GO DAY CARE BUSINESS OR PROPERTIES TO USE AS RESIDENTIAL PROPERTY, BE SURE AND LOOK THIS PROPERTY OVER BEFORE AUCTION DATE. **COME PREPARED TO BID & BUY!!**

**TERMS\*\*** 15% DOWN ON REAL ESTATE DAY OF AUCTION. BALANCE MUST BE PAID ON OR BEFORE 30 DAYS. POSSESSION WITH DEED. 2010 TAXES TO BE PAID BY THE PURCHASERS. BUYER TO ASSUME INSURANCE AT SIGNING OF PURCHASE CONTRACT. CASH, APPROVED CHECK BY AUCTION FIRM OR CREDIT CARD FOR PERSONAL PROPERTY. POSSESSION WITH PAYMENT OF ITEMS.

**\*\*NOTE\*\*** A **6%** BUYERS PREMIUM WILL BE CHARGED ON ANY AND ALL REAL ESTATE SOLD AND A **10%**BUYERS PREMIUM WILL BE CHARGED ON ALL PERSONAL PROPERTY SOLD TO DETERMINE THE FINAL SALES PRICE.

**\*\*AUCTIONEERS/BROKER DISCLAIMER\*\***THE INFORMATION CONTAINED IN THIS ADVERTISEMENT IS SUBJECT TO THE INSPECTION AND VERIFICATION OF ALL PARTIES RELYING ON IT. NO GUARANTEE, EXPRESSED OR IMPLIED IS GIVEN OF THE INFORMATION CONTAINED IN THIS ADVERTISEMENT. NO LIABILITY FOR IT'S ACCURACY, ERROR OR OMISSIONS IS ASSUMED BY THE OWNERS OR THEIR AGENTS. BUYERS SHALL RELY ON THEIR JUDGEMENT AND INSPECTION. PROPERTY SELLING "AS-IS-WHERE-IS" WITH NO WARRANTIES EITHER EXPRESSED OR IMPLIED AND WITH ALL FAULTS. ANNOUNCEMENTS DAY OF AUCTION TAKE PRECEDENCE OVER ANY WRITTEN MATERIAL OR PREVIOUS ORAL STATEMENTS.

## AUCTIONEERS

Rick Barker-Principal Auctioneer  
Gary Godby  
Tony Saylor-Apprentice Auctioneer  
Peggy Tucker~Amy Tucker-Clerks/Cashiers  
Samuel Ray Godby  
Julie Hamilton  
Willard Bullock

**FOR FURTHER INFORMATION OR INSPECTION CONTACT SELLING AGENTS  
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