

COMMERCIAL REAL ESTATE
ESTATE AUCTION

Saturday, March 6th, 2021 – 2:30 pm.

GOLDEN J. BARNES, JR. ESTATE

600 N. BUCKMAN STREET, SHEPERDSVILLE, BULLITT COUNTY, KY 40165

LOCATED: 600 N. Buckman Street just north of Bishop Ln junction. Signs posted. **Auction held on site.**

PROXIMITY: ½ mile north of Bullitt Co. Courthouse. Approximately 1 mile west of I-65 exit #117; 10 miles southwest of Louisville International Airport (SDF)

SELLING: **0.46 acre commercial site** with 120' m/l frontage on N. Buckman Street (Preston Hwy) in the heart of Sheperdsville business district. And more particularly described as Tract # 036-SE0-07-016 in the Bullitt Co PVA Office; and DB 499 Page 250 in the Bullitt Co Clerk's Office. The improvements include a **5,199 s.f block building**, with multiple bays and ample parking. 12,466 daily traffic count in busy corridor with quick access to I-65, Lowes, Kroger, Walmart and major retail areas.

TERMS: 10% Down Auction Day with Balance due in 30 Days at Closing. Real Estate Taxes Prorated. 10% Buyer's Premium will be added to determine final sale price. Successful Bidder must sign Purchase Agreement and Promissory Note Sale Day. **Selling "As is where is."** All information is gathered from public records and believed to be accurate. Bidders should rely on their own inspection of the property and records. Neither Seller/Agents will be held responsible for inaccurate information. **Sale Day Announcements take precedence.**

INSPECTIONS: Open for inspection Noon til 4pm on Wednesday, February 24th, Saturday/Sunday the 27th/28th, and Friday March 5th. Also 8:30 a.m. Auction day. **NOTE:** Covid-19 protocols and social distancing to be observed. **On-line bidding available @ www.crainauctioncompany.com.**

AUCTIONEER'S NOTE: **Versatile building makes this property renovation ready for your business.** Owner Financing available to pre-qualified buyers. Contact Auctioneer for details.

Listing Agent: Lou Ann Moore, C21 Advantage Plus

Linda Faye Barnes, Seller

Toll Free: 1.800.669.5717 www.crainauctioncompany.com

Roger T. Crain, Broker/Auctioneer

Contact E. Brad Davis, CAI/GRI, Broker/Auctioneer for details 270.735.3581