

INDUSTRIAL REAL ESTATE  
PLUMBING/ELECTRICAL/OFFICE INVENTORY  
**ESTATE AUCTION**

**Saturday, March 6<sup>th</sup>, 2021 - 10:00 a.m.**

GOLDEN J. BARNES, JR. ESTATE - COMPLETE LIQUIDATION

TRACT I SECTION I BULLITT STATION BUSINESS & INDUSTRIAL PARK

267 Salt Well Rd SHEPHERDSVILLE, BULLITT COUNTY, KY 40165

**LOCATED** on corner junction to Salt Well Ct in the Bullitt Station Business and Industrial Park. **Auction held on site.** Signs posted.

**PROXIMITY:** Just off Hwy 44 approximately 1-mile NW of Bullitt Co. Courthouse. Approximately 1.5 miles west of I-65 exit #117; Across from Bullitt Co EMS. 10 miles southwest of Louisville International Airport (SDF)

**SELLING: 2.32 acres** level corner industrial, business, retail site with 400' m/l frontage on Salt Well Ct and 230' m/l frontage on Salt Well Rd. And more particularly described as Tract # 036-S00-17-006 in the Bullitt Co PVA Office; and DB 421 Page 779 in the Bullitt Co Clerk's Office. The improvements include an **8,424 s.f. masonry front industrial building**, fenced rear equipment lot and ample parking. The building offers two large warehouse rooms, 3 restrooms, 2 story office suite, kitchen/breakroom, large glass-front showroom. 4 exterior entrances: double-front glass, 2 side entry and overhead bay-doors, ample storage. Electric, Gas and municipal sewer service on site.

**ALSO SELLING: Complete liquidation of former L&L Distributors.** A huge line of commercial plumbing, electrical/lighting inventory Sold in large lots. Including electrical breaker boxes, wiring, breakers, sub-boxes, switches, outlets, conduit, light fixtures, indoor vac system; also plumbing, toilets, tubs, sinks, shower fixtures, PVC/galvanized pipe, valves, joints, etc... **EQUIPMENT:** Yale Model G83P-040-S8T-074 LP Gas Forklift, 2 commercial trucks (not running with title) and a semi-trailer/contents. **MISC:** Also selling dolly, carts, displays, industrial shelving & misc. office furniture/equipment.

**INSPECTIONS:** Open for inspection Noon til 4pm on Wednesday, February 24<sup>th</sup>, Saturday/Sunday the 27<sup>th</sup>/28<sup>th</sup>, and Friday March 5<sup>th</sup>. Also 8:30 a.m. Auction day. Lot lists will be available on site and online. **NOTE:** Covid-19 protocols and social distancing to be observed.

**CHECKOUT:** Sale day and Noon to 4pm on Monday March 7<sup>th</sup>. All remaining items will be deemed abandoned.

**TERMS Real Estate:** 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. **Personal Property:** Cash, Good Check or Charge/Debit Card (which will incur 3% surcharge). Full payment due Auction Day. No removal of any item without paid receipt. 10% Buyer's Premium will be added to determine final sale price. 6% KY Sales tax.

**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.**

**AUCTIONEER'S NOTE:** Owner Financing available to pre-qualified buyers. Contact Auctioneer for details. Great Investment opportunity to purchase prime corner location in Industrial Park. Ideal for walk-in or development. Lifetime collection of Plumbing/Electrical and building supply. All selling to highest bidder. **Refreshments served by Bullitt Co. Education Foundation. On-line bidding available @ [crinauctioncompany.com](http://crinauctioncompany.com).**

**Listing Agent: Lou Ann Moore, C21 Advantage Plus - Linda Faye Barnes, Seller**

**Toll Free: 1.800.669.5717**

**[www.crinauctioncompany.com](http://www.crinauctioncompany.com)**

**Roger T. Crain, Broker/Auctioneer**

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

**270.735.3581**