



Randy Clements Property

# Auction

**Saturday Nov. 19<sup>th</sup> @ 10:00 AM**  
**968 SR 141 N. Morganfield, KY 42437**

Directions: From Morganfield take Hwy 60 East 3 ½ miles turn left on KY SR 141 N. 1 mile to sale site



**Call  
Red Hat  
for a  
Personal  
Tour!**

- 5.3 Acres • 2006 sq. ft. Living Space • 2 Car Carport • Blacktop Drive
- County Water • KU Power • Surveyed in 2015 • 2016 Taxes Paid by the Seller
- New owners will receive approximately \$1000 crop rent for 3.7 ac.

**•Property Covenants Restrictions Apply:**

1. Said real estate shall be used for single-family residential purposes only, and for no other purpose, and under no conditions shall any part of said real estate be used in connection with, or in the operation of a commercial garage, filling station, restaurant or any other commercial enterprise.
2. No dwelling or residence shall be constructed, or permitted to be placed, upon the property which is or substantially less than 2000 square feet of living area (not including porches and garages).
3. No structure of a temporary character, such as a trailer, tent, shack, garage, barn or any other outbuilding shall be used on this lot at any time as a residence, either temporary or permanent.
4. Structures built on the property must be at least 24 feet by 34 feet.
5. No vehicle which is incapacitated shall remain within public view for a period in excess of two (2) weeks.
6. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage and other waste equipment for the storage of such material shall be kept in a clean and sanitary condition. Property shall be kept mowed.
7. No hogs and no more than twelve (12) poultry shall be raised, bred or kept except that dogs, cats, or other household pets may be kept, provided they are not kept, bred or maintained for any commercial purpose.
8. Fencing on road frontage must be constructed of woven wire, wood or vinyl.
9. No mobile homes, double wide homes, modular homes, nor multiple family dwellings shall be constructed or placed on the premises.

**AUCTIONEERS NOTES:** A special place that everyone wants, a home in the country with 5+ ac. great for cows or horses. Come visit us auction day prepared to purchase this home.

*Karol McLeod – Brisby, Apprentice Auctioneer*

**TERMS: Real Estate:** 10% down the day of the sale - Balance 30 days (Dec. 19, 2016) or sooner. **THIS IS A CASH SALE!** Any and all inspections must be done the 2 weeks prior to the auction. Announcements the day of the sale prevail



**Sam McLeod, CAI, AARE, CES**  
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***“We’ll always give a little more than you expect!”***