



HOME • GARAGE • 0.72 AC LOT

*Online Only Absolute Auction*

STARTS THURSDAY JUNE 13, 12 NOON  
ENDS THURSDAY JUNE 27, 12 NOON

183 Ewing Branch Rd., Albany, KY



### Gorgeous Creek Frontage at Ewing Branch & Spring Creek

A 3 bedroom 2 1/2 bathroom home offering 2,200+/- sqft of living area including a large master, 2 laundry rooms, and a large game room w/bar. The home features a large deck, with upper and lower level exterior access, boasting stunning views of Ewing Branch & Spring Creek. The property is also improved with a detached garage. Enjoy the views and relax to the sound of Spring Creek from the home, and if that isn't enough... take a swim in the cool flowing waters.



**For More Details and to Bid visit [www.eagleauctions.com](http://www.eagleauctions.com)**

**LEE J. AMONETT • BROKER/AUCTIONEER • 931-252-1907**

Terms: 10% Buyers Premium. 15% Deposit at conclusion of sale, with Balance due on/before 30 days. Possession with Deed. 2019 Taxes Prorated. All Property sells "As Is, Where Is" both surface and subsurface with no warranties. Bidders are invited to inspect the property and should complete their own due diligence prior to the sale.

**Amonett's Eagle Auction where "We Soar Higher"**

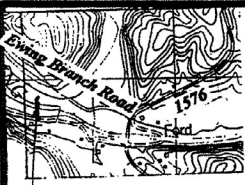
**AMONETT'S EAGLE  
AUCTION & REALTY, LLC**

117 S. Jefferson Ave., Cookeville, TN 38501  
**931-526-5335**

TNF 6105 KY 2965 IN AU1200022  

[www.eagleauctions.com](http://www.eagleauctions.com)

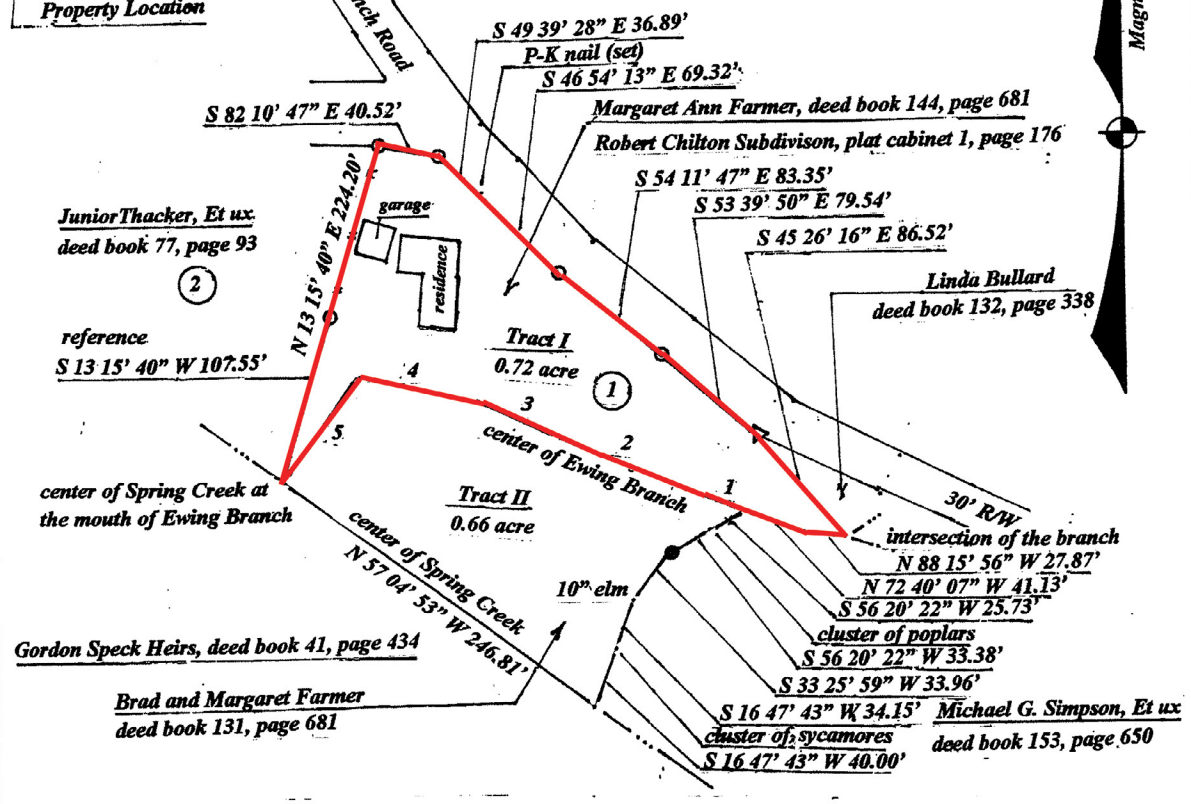




Vicinity Map  
Property Location

- Legend:**
- 3/4" iron rod (found) ●
  - 1/2" rebar (set) ○
  - steel post (found) △
  - branch - - - - -
  - fence - x - x - x -

- Calls along the center of Ewing Branch:**
- 1 N 72 40' 07" W 39.32'
  - 2 N 72 22' 17" W 88.00'
  - 3 N 69 12' 14" W 58.88'
  - 4 N 82 08' 49" W 76.52'
  - 5 S 33 10' 59" W 80.87'



Actual field survey performed by Michael W. Asberry, P.L.S. # 3153 on the 9<sup>th</sup> day of April, 2019.  
 This southern portion of the herein described tract lies partially in a flood zone as designated on the NFIP Map # 21053C0120C, for the Clinton County Community.  
 The basis of the bearings described herein was from a magnetic reading taken on the property on the 9<sup>th</sup> day of April, 2019.

Being the same lands as conveyed to Margaret Ann Farmer as described in deed book 144, page 614 as of record in the Clinton County Clerk's Office Albany, Kentucky.

This survey is subject to any easements, right-of-ways, restrictions, and or exceptions which may affect said survey.

I do hereby certify that this survey was performed under my direct supervision by the method of random traverse with side shots. The unadjusted precision ratio of the traverse was 1':14342 plus and was not adjusted. The survey as shown hereon represents a rural boundary survey and complies with 201-KAR-18:150.

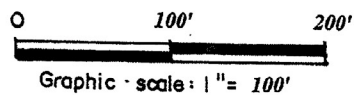


*Michael W. Asberry* 04/12/19  
 Michael W. Asberry, P.L.S. # 3153

Spring Creek Community of Clinton County, Kentucky

Prepared For:  
 People's Bank and Trust Company  
 19 Courthouse Square  
 Byrdstown, Tennessee 38549

Prepared By:  
 Michael W. Asberry, P.L.S. # 3153  
 P.O. Box 308  
 Byrdstown, Tennessee 38549  
 (931) 864-6232  
 (931) 445-6123  
 Drawn By: M. A. Scale: 1" = 100'  
 Checked By: M. A. Date: 04/12/19



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