

THE LARRY EDWARD PHELPS ESTATE

SATURDAY, MAY 30TH - 10:00AM

7847 NASHVILLE ROAD



SALE PROCEDURE:
Tracts #1 and #2 are selling as individual tracts and will not be offered in any combinations. Tract #3 is a non-building lot of record and can only be purchased by the successful bidder(s) of Tract #1, Tract #2 or the adjoining property owner.

Tract #1
2.44 Acres
260' of Rd. Ft.

Tract #2:
79.84 Acres
814' of Rd. Ft.

Tract #3
0.77 Acres
91' of Rd. Ft.



**Home Available for Viewing: Wednesdays
May 20th & 27th - 4PM to 6PM or By Appt.**

82.85 PRIME ACRES!!!
Offered In Three Tracts • 4,000± Sq. Ft. Brick Home w/Two-Car Garage Plus a 40' x 48' Detached Garage • 1,165' of Total Road Frontage • ¼ Mile From South Warren Middle & High Schools - ½ Mile From Rich Pond Elementary



The areas of Rich Pond and Southern Warren County are growing at a rate in which Rich Pond has essentially become its own small town. It's moving that fast and there's more to come! The Phelps property undoubtedly has a front row seat for this inevitable explosion of growth for this community and is the apparent next piece of the puzzle for all that is heading this way. We can't think of a more surer bet than this one! See you sale day!



Joe B. Houchens Auctioneers, Inc.
"Real Estate Auctioneers & Consultants"

270-781-8013

www.jbhauctioneers.com



Joseph "Bryant" Houchens III

Joe B. Houchens
Broker/Auctioneer

Joe B. Houchens II
Broker/Auctioneer

Charlie Hill
Broker/Auctioneer



A 7% BUYER'S PREMIUM WILL BE ADDED TO THE LAST BID TO DETERMINE CONTRACT PRICE OF REAL ESTATE

Terms & Conditions

(1) Ten percent (10%) down day of sale with execution of the purchase agreement, with balance due on or before July 3rd, 2026. (2) Possession of the property shall be given with deed. (3) 2026 taxes shall be prorated. (4) All property being sold "as is". Complete inspection of all property is encouraged prior to bidding. All sales are final and are not contingent on purchaser being able to secure financing during the contract period. (5) Announcements made day of sale take precedence over all prior advertising. All information gathered for this advertising is from reliable sources and is deemed correct, however it is not guaranteed. Purchasers should avail themselves of the opportunity to make necessary personal inspection.