

# **ABSOLUTE AUCTION**

**SATURDAY, APRIL 25<sup>TH</sup>, 2015**

**1022 S WILDERNESS RD  
MOUNT VERNON, KY 40456  
US 25 S, 1 MILE OFF I-75, EXIT 59**

**Auction @ 11AM, Registration @ 10AM**

**SATURDAY, MAY 23<sup>RD</sup>, 2015**

**1548 WHITE ROCK RD, MOUNT  
VERNON, KY 40456, US 2549  
NEAR NEW INDUSTRIAL PARK**

**Auction @ 11AM, Registration @ 10AM**

## **OPEN HOUSE:**

**04/18/15 & 05/16/15, 11AM-5PM**

**ALL REMAINING BUSINESS  
INVENTORY OF THE MITCHELL  
PRATER ESTATE MUST BE SOLD!**

**FURNITURE, BUILDING MATERIALS,  
COMMERCIAL SHELVING, TOOLS,  
HARDWARE, & MORE!**

**ALBERT ROBINSON REALTY & AUCTION  
1249 S MAIN ST, LONDON KY**

**606-864-5125**

**[www.albertrobinson.net](http://www.albertrobinson.net)**

**Albert Robinson      Broker/Auctioneer**

**TERMS OF SALE TO BE ANNOUNCED.  
ANNOUNCEMENTS DAY OF SALE TAKE  
PRECEDENCE OVER ALL OTHER MATERIALS.**

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## **RESIDENTIAL PROPERTIES FOR SALE**

**389 SOWDER SCHOOL RD, MOUNT VERNON, KY 40456**  
**MLS#1501201**

ONE STORY BRICK RANCH HOME, NEWLY RENOVATED, 3 BEDROOMS, 1 BATH, APPRX. 1,600 SQUARE FEET WITH COVERED CAR PORT. SITUATED ON 4.65 SCENIC WOODED ACRES. LESS THAN 2 MILES FROM TOWN. ONLY \$79,000.

**1827 BLOSS RD, MOUNT VERNON, KY 40456**  
**MLS#1501093**

BEAUTIFUL HUNTING GROUND OR HOBBY FARM WITH LOVELY 3 BEDROOM, 2 BATH HOME, WITH LARGE COVERED FRONT & BACK PORCH & FIREPLACE. NEARLY 300 ACRES OF LAND, 5 WILDLIFE PONDS, NATURAL SPRING, & CREEK. PLENTY OF FENCING WITH OVER 30 ACRES OF GRAZING PASTURE. PRIVATE & SCENIC. ONLY \$327,800.

**18 ALLEY ST, MOUNT VERNON, KY 40456**  
**MLS#1501241**

0.35 ACRE VACANT RESIDENTIAL LOT - LOT# 18 OF THE DUSTY TRAILS SUBDIVISION. WATER & ELECTRIC AVAILABLE. PAVED STREET. ONLY \$7,900.

**17 ALLEY ST, MOUNT VERNON, KY 40456**  
**MLS#1501238**

0.34 ACRE VACANT RESIDENTIAL LOT – LOT# 17 OF THE DUSTY TRAILS SUBDIVISION. READY TO BUILD WITH WATER LINES & METER, SEPTIC SYSTEM, AND ELECTRIC METER INSTALLED. ONLY \$14,000.

**16 KELSEY DR, MOUNT VERNON, KY 40456**  
**MLS#1501227**

0.35 ACRE VACANT CORNER RESIDENTIAL LOT – LOT# 16 OF THE DUSTY TRAILS SUBDIVISION. WATER & ELECTRIC AVAILABLE. PAVED STREET. ONLY \$8,500

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## **COMMERCIAL PROPERTIES FOR SALE**

**10112 CLIMAX RD, MC KEE, KY 40447** **MLS# 1501175**

QUONSET STYLE 5,100 SQUARE FT WAREHOUSE/FACILITY SPACE WITH UP TO 7.95 ACRES OF LAND AVAILABLE. INDUSTRIAL CONCRETE FLOORING. 3 PHASE ELECTRIC WITH OVER 50 SINGLE PHASE & 3 PHASE OUTLETS. LARGE DOUBLE HANGER DOORS (24' X 16') & 2 STANDARD ENTRY DOORS. \$80,000.

**19 KELSEY DR, MOUNT VERNON, KY 40456** **MLS#1501220**  
5,000 SQUARE FT UNFINISHED WAREHOUSE ON 0.58 ACRES, WITH ADDITIONAL ACREAGE AVAILABLE. SITUATED ON HWY 461, THIS IS A PRIME BUSINESS LOCATION. 2 STANDARD GARAGE DOORS, & 2 ENTRANCE DOORS, INTERIOR IS UNFINISHED WITH ELECTRICAL OUTLETS & CEILING INSULATION IN PLACE. \$79,000.

**1022 SOUTH WILDERNESS RD, MOUNT VERNON, KY 40456**  
**MLS#1501096**

APPRX. 10,000 SQUARE FT WAREHOUSE SITUATED ON 0.62 ACRE LOT. PRIME BUSINESS LOCATION, LESS THAN ONE MILE OFF I-75. 3 PHASE KU ELECTRIC WITH PLENTY OF SINGLE PHASE OUTLETS. 3 ENTRANCE DOORS & 2 LOADING DOCKS. 2 RESTROOMS & OFFICE. SUITABLE FOR RETAIL OR FACTORY SPACE. \$140,000.

**1548 WHITE ROCK RD, MOUNT VERNON, KY 40456**  
**MLS#1501185**

APPRX. 10,000 SQUARE FT WAREHOUSE SITUATED ON 2.05 ACRE LOT. PRIME MANUFACTURING LOCATION, NEAR NEW INDUSTRIAL PARK. 3 PHASE ELECTRIC WITH PLENTY OF SINGLE PHASE OUTLETS. BUILDING HAS DOUBLE ENTRY DOORS, DOUBLE DRIVE IN DOORS FROM GATED LOT, 2 SINGLE ENTRY DOORS, & LOADING DOCK. 2 RESTROOMS & 2 OFFICES. \$139,000.

**18 KELSEY DR, MOUNT VERNON, KY 40456**  
**MLS#1501095**

FILLING STATION/RESTAURANT/GROCERY STORE SITUATED ON 1.5 ACRE LOT. PRIME BUSINESS LOCATION ON HWY 461. INCLUDES UPDATED TANKS, PUMPS, & UST CONTROL SYSTEM; CASH REGISTER, KITCHEN EQUIPMENT, & RESTAURANT EQUIPMENT. 2 BATHROOMS, UTILITY ROOM W SINK, WASHER/DRYER HOOKUP, & SHOWER; STORAGE ROOM, FOOD PREP ROOM, RESTAURANT SEATING, & GROCERY. LARGE PAVED LOT. \$240,000.

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