

**Sale Name:** 124 Mt Sterling Rd - Absolute Auction

**LOT 1 - 124 Mount Sterling Rd**



**Description**

Discover the opportunity to own a versatile commercial property in North Middletown, KY at 124 Mt Sterling Rd. Once a thriving feed & farming store, this 0.47 acre property with 6,951 sq. ft. of space offers countless possibilities for office, warehouse, retail, or storage use.

Ample parking, truck access, and roll-up doors cater to diverse business requirements. This property is part of an Absolute Auction Live/Online. Online bidding starts on Saturday, July 22nd, 2023 at 10:00AM, with live auction on Saturday, July 29th, 2023 at 10:30 AM.

Visit the Open House on Monday, July 24th, 2023 from 4 PM – 6 PM. A 10% buyer's premium will be added to the final bid price. The winning bidder must pay 10% down on auction day or within 48 hours if bidding online. The property sells in 'as-is' condition with closing within 45 days.

Contact Noel Auctioneers at 859-612-9175 or visit [www.noelauctioneers.com](http://www.noelauctioneers.com) for more details.

Absolute Auction Live/Online of Commercial Property at 124 Mt Sterling Rd. North Middletown, KY 40361

Online Bidding Starts: Saturday, July 22nd, 2023, at 10:00AM

Open House: Monday July 24th 2023 from 4 PM – 6 PM for interested bidders to inspect.

Auction Begins to close: Saturday, July 29th, 2023, at 10:30AM with the Live Auction

portion starting at 10:30 AM  
Property Details:

Type: Commercial/Professional/Industrial  
Former use: Feed & farming store  
Potential use: Office, warehouse, retail, and/or storage space  
Lot Acres: 0.47  
Area: 006 - Bourbon County  
Lot Size Square Feet: 20,473  
Lot Front Footage: 130  
Lot Depth: 186  
Year Built: Unknown  
Tax ID: 062-10-08-009-00  
Zoning: Industrial

Note: The information contained herein is believed to be correct to the best of the auctioneer's knowledge. The property is

selling in its as-is condition with no warranties expressed or implied.

TERMS: 10% down the day of the auction with the balance due in full within 45 days.

BUYER'S PREMIUM: There will be a 10% buyer's premium added to the last bid to determine the final sales price.

For additional information, contact Noel Auctioneers and Real Estate Advisors at 859-612-9175 or via email at

[jonathan@noelauctioneers.com](mailto:jonathan@noelauctioneers.com). Visit our website: [www.noelauctioneers.com](http://www.noelauctioneers.com)

Jonathan Noel, Owner/Auctioneer.

Please refer to the detailed terms and conditions for further details regarding bidder verification, real estate terms, bidder

default, acceptance of bid prices, agency, and more as previously outlined.

Please ensure that all the information provided is accurate and up-to-date. All decisions of Noel Auctioneers and Real Estate

Advisors are final. Any dispute between Noel Auctioneers and Real Estate Advisors, its Agents or Representatives and the

Buyer(s) will be tried in a court of jurisdiction in Bourbon County, Kentucky. By bidding on the property, buyer agrees to all terms and conditions set forth.

AUCTIONEER/BROKER/SELLER DISCLAIMER: The information provided by Noel Auctioneers & Real Estate

Advisors is deemed reliable but not guaranteed. This information is given to facilitate the bidding process for prospective

buyers, who bear the responsibility of verifying its accuracy and completeness. The property is offered in its & condition,

with no warranties expressed or implied. All announcements made on the auction day supersede any printed matter.

For additional details, you can contact Noel Auctioneers & Real Estate Advisors at 859-612-9175. Jonathan Noel acts as the

Auctioneer for this event.

TERMS: Buyers Premium: A 10% Buyer's Premium will be added to the highest bid to determine the final sale price.

AUCTION TIMES: Noel Auctioneers & Real Estate Advisors conduct Live/Online Auctions as timed events, with bidding

closing at a specified time. There's an auto extend feature, where if a bid is placed in the final 5 minutes, the auctions closing

time is automatically reset to 1 minute remaining.

SERVER & SOFTWARE TECHNICAL ISSUES: In case of technical issues related to the

server, software, or any other online auction-related technologies, Noel Auctioneers & Real Estate Advisors reserve the right to extend or continue the bidding, or close the bidding. In such events, registered bidders will be notified via email.

**REAL ESTATE TERMS:** A non-refundable earnest money of 10% of the total sale price is required within 48 hours of the close of the auction. The remaining purchase price is due at closing, which will take place within 45 days of close of bidding.

**BUYER'S PREMIUM:** A buyer's premium of 10% is added to the bid price to arrive at the final purchase price.

**AUCTION BIDDER DEFAULT:** If the winning bidder fails to submit the signed Contract for Sale of Real Estate and the 10% earnest money deposit within 48 hours of auction closure, they will be charged a penalty fee of \$5,000.00 on the credit card provided at auction registration.

**Real Estate Taxes and Closing Cost:** All real estate taxes will be prorated for 2023.

Purchasers will pay all other closing costs associated with their side of the sale.

**Bidder Verification:** The identity of all bidders will be verified; if complete verification is not possible, Noel Auctioneers & Real Estate Advisors will reject the registration, and bidding activity will be terminated.

**NEW DATA, CORRECTIONS, AND CHANGES:** Bidders should check for updated information prior to the scheduled auction time to inspect any changes, corrections, or additions to the property information.

For additional information, contact Noel Auctioneers & Real Estate Advisors at 859-612-9175.

**Quantity: 1**



**<https://bid.noelauctioneers.com/>**