HOME AUCTION

.15 AC± | 1 TRACT | CRITTENDEN CO, KY

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 12/18/26 **AUCTION TIME:** 10 AM CT

AUCTION HELD AT: FOHS HALL, 201 N WALKER ST, MARION, KY 42064

PROPERTY PREVIEW: BY APPOINTMENT ONLY

Located within the city limits of Marion, Kentucky, this spacious 4-bedroom, 3-bath brick home offers approximately 2,036 square feet of living space with a functional floor plan, comfortable living areas, and convenient access to the amenities of town. With a large kitchen, inviting living room, covered front porch, and shaded yard, the property offers a combination of indoor living space and outdoor features suited for a variety of needs. The home features a spacious living area centered around a fireplace, creating a welcoming gathering space for relaxing or entertaining. The generous floor plan provides room for everyday activities while offering flexibility for furniture arrangements and different living needs. The large kitchen features a center island that provides additional countertop space for meal preparation, serving, and casual dining. Its spacious layout allows plenty of room for cooking and gathering, making it a central part of the home. With four bedrooms and three bathrooms, the home offers a versatile layout with room for guests, a home office, or additional living needs. The number of bedrooms provides flexibility for different uses, while three bathrooms add convenience throughout the home. A dedicated laundry room provides space for household chores, while a pantry offers additional storage for groceries, kitchen supplies, and everyday essentials. These practical features contribute to the home's overall functionality.

Outside, the covered front porch provides a comfortable place to enjoy the neighborhood and surrounding yard. The brick exterior gives the home a traditional appearance, while the yard features shade trees that add character to the outdoor setting. A paved driveway leads to the carport, providing convenient covered parking and easy access to the home. The surrounding yard offers space for outdoor activities, landscaping, or simply enjoying time outside. Situated within Marion's city limits, the property provides convenient access to local shopping, dining, schools, and other community amenities. Its location offers the benefits of in-town living while maintaining the space and functionality of a larger home. With approximately 2,036 square feet, four bedrooms, three bathrooms, a spacious kitchen with island, fireplace, covered front porch, carport, and shaded yard, this Marion property offers a comfortable residential setting with a variety of practical features.





BUYERS PREMIUM: 10%
TAXES: County $789.38/ City - Will have to get
TENANCY: No tenants
RENTS: None
MINERALS: Seller-owned rights will convey.
CLOSING COSTS: Sellers to pay preliminary title search fee, deed preparation fee, transfer tax, outgoing wire fees, and sellers' overnight fees. Buyer to pay all other closing costs
CLOSING DATE: On or before 30 days from seller acceptance
DOWN PAYMENT: 10%
POSSESSION DATE: At closing
SURVEY: Not required
SALE ORDER: By the whole dollar
SALE METHOD: Sells Subject to seller acceptance

Deeded acres:	0.15 acres
Taxes:	$789.00
Possession:	At closing
Survey needed?:	No survey needed
Brief Legal:	414 S Moore St, Marion, KY 42064
PIDs:	058-20-25-014.00
Lat/Lon:	37.32960, -88.08310
Zip Code:	42064

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

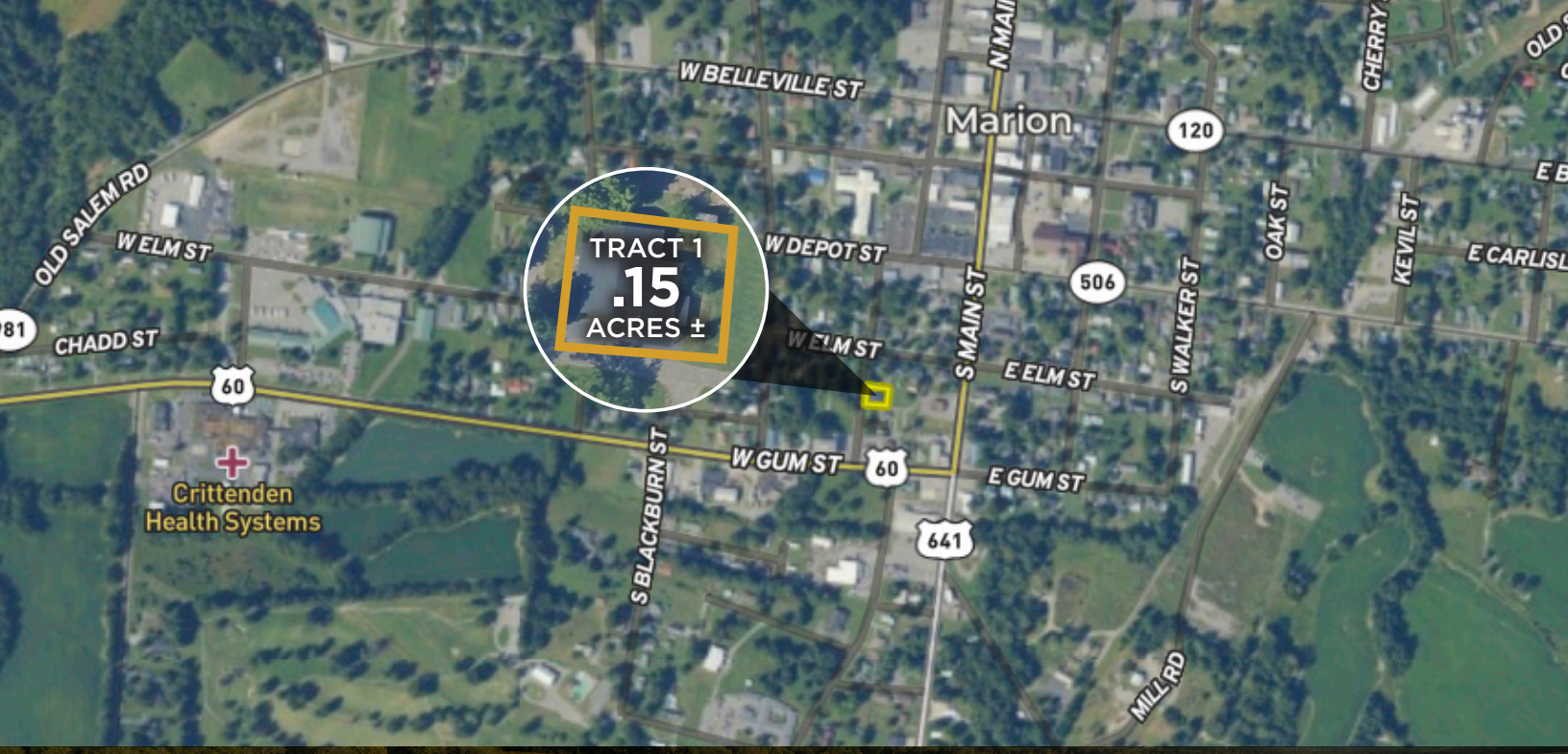
MARK WILLIAMS, AGENT: 270.439.8021 | mark.williams@whitetailproperties.com

JUSTIN MASON, AGENT: 270.439.8019 | justin.mason@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR MORE INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC (237494) | Debbie Laux, Ranch & Farm Auctions, Kentucky Broker License # 247145 | Derek Fisher, Whitetail Properties Real Estate, KY Broker License #265593 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Mark Williams, Kentucky Land Specialist for Whitetail Properties Real Estate, LLC, 270.439.8021 | Justin Mason, Kentucky Land Specialist for Whitetail Properties Real Estate, LLC, 270.439.8019 | Cody Lowderman, KY Auctioneer, RP 3502



.15 AC± | 1 TRACT | CRITTENDEN CO, KY

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 12/18/26 **AUCTION TIME:** 10 AM CT

AUCTION HELD AT: FOHS HALL, 201 N WALKER ST, MARION, KY 42064

PROPERTY PREVIEW: BY APPOINTMENT ONLY













IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

MARK WILLIAMS, AGENT: 270.439.8021 | mark.williams@whitetailproperties.com

JUSTIN MASON, AGENT: 270.439.8019 | justin.mason@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR MORE INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC (237494) | Debbie Laux, Ranch & Farm Auctions, Kentucky Broker License # 247145 | Derek Fisher, Whitetail Properties Real Estate, KY Broker License #265593 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Mark Williams, Kentucky Land Specialist for Whitetail Properties Real Estate, LLC, 270.439.8021 | Justin Mason, Kentucky Land Specialist for Whitetail Properties Real Estate, LLC, 270.439.8019 | Cody Lowderman, KY Auctioneer, RP 3502