

FIELDS DETAIL



Picture Count 28
MLS # 114249
Asking Price \$89,900
Class Residential
Type Single Family
County Fulton
Address 501 Highland Blvd
City Hickman
State KY
Zip 42050
Status Active

Approx Square Footage 3001-3500
of Bedrooms 5
Full Baths 2
Half Baths 1
Total Baths 2.1
Garage Capacity 0
Carport Capacity 0
Basement No
City Limit Yes
Location Other
Dockage None



GENERAL

Client Hit Count	5	Agent Hit Count	23
VOW Include	Yes	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes
Agent	Ella E Burgess - Cell: 270-562-1324	Listing Office 1	Arnold Realty Group - cell: 618-638-5682
Coop Broker \$/%	3.00	Owners Last Name	Black
Listing Date	9/13/2021	Board	Paducah
Subdivision	None	Deed Book/Page	192/474
Primary Picture Added	Yes	Approx Number of Acres	4.30
Owner/Agent	No	Restrictions (Y/N)	N
Approx Age	76-100	Approximate Year Built	1927
Main Level Sq Ft	2008	Upper Level Sq Ft	1176
Lower Level Sq Ft	0	Basement Finished Sq Ft	0
Approx Total Sq Ft	3184	Square Footage Source	PVA
Update Date	9/20/2021	Elementary School	Fulton
Middle School	Fulton	Sr High School	Fulton
Directions	From Clinton, Go W on E Clay St to N Jefferson St. Turn L onto St Rt 123, Turn L onto St Rt 239, Turn R onto St Rt 1129, Turn R onto 94, continue to follow. When you see Harvest Restaurant, turn right on the next street. Continue on to Highland Blvd.	Foreclosure (Y/N)	No
Status Date	9/20/2021	Associated Document Count	1
Original Price	\$89,900	Sale/Rent	For Sale
Show by Photos and/or Videos Only	No	In-law Suite Y/N	No
Less Concessions	Y	Variable Rate (Y/N)	Y
Geocode Quality	Exact Match	Days On Market	9
Price Per SQFT	\$28.23	Input Date	9/20/2021 3:34 PM
Update Date	9/20/2021 3:34 PM		

FEATURES

Occupant Vacant	Sewer Public/Municipality	Exterior finish Aluminum	Doors & windows Wood Frame
Showing instructions ShowingTime 800-746-9464	Gas Company Other/See Remarks	Roof Dimensional Shingle	Basement Cellar
Location Corner Lot In City Limits	Electric Company Other/See Remarks	Heating Electric	Laundry location Unfinished
Land use/topography Level	TV/Cable Cable Available	Cooling Central Air	Dining/kitchen Living/Dining
Possession Immediate with Deed	Style 2 Story	Water heater Electric	Floor covering Wood
Utilities available Garbage - Public Natural Gas Available	Construction Frame	Attic Floored Permanent Stairs	Fireplace/woodstove Family Room
Foundation Other/See Remarks		Walls Paneling Plaster	
Water Water District			

FINANCIAL

HOA (Y/N) N

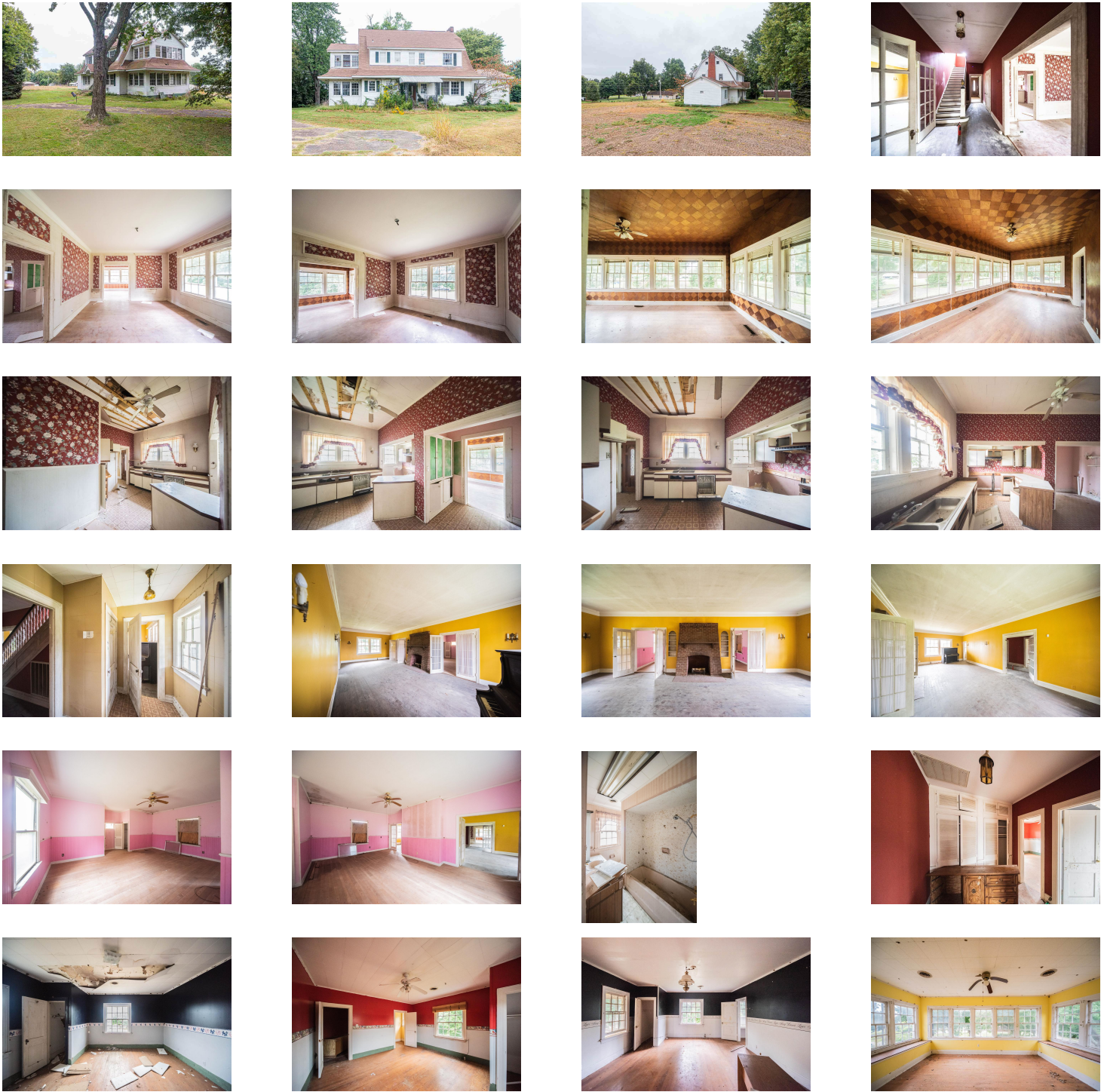
REMARKS FOR AGENTS

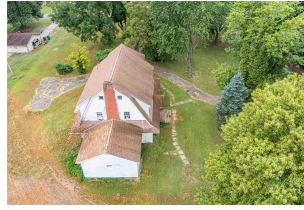
Remarks For Agents Unlocked, please still put any showings through showing time. Seller bought at auction, has never lived there. Did a lot of cleanup when he purchased. PVA says 4.3 acres. Seller thinks it might be a little closer to 4.5. Buyer to verify square footage and acreage. Needs some work but could be a fantastic investment property. Seller doesn't think the HVAC works but hasn't had utilities on in over a year so not sure. Seller has never lived in the house.

REMARKS

Remarks Looking to build but can't find land? Here is something better! This home was built in the 1920's. 3000+ square feet here to make your own. 4+ acres. So much potential here. Must come see in person to grasp the character and space. The bedrooms are large. There is a sunroom that could be stunning. Tall ceilings, large baseboards, an old brick fireplace. Come see this beauty and turn it into the house it deserves to be!

ADDITIONAL PICTURES





DISCLAIMER

DISCLAIMER: Each potential buyer is responsible for conducting their own independent inspections, investigations, measurements, inquiries and due diligence concerning the property. Although all information contained herein is believed to be accurate, the Real Estate Broker and the Seller of the property make no warranty or guarantee, actual or implied. Copyright 2021 Western KY Regional MLS, Inc., Pat Reed, take-down agent. All rights reserved.