

SARAH G ENNIS ESTATE AT AUCTION

SATURDAY OCTOBER 23, 2010 10am CDT

856 Glen Lily Road Bowling Green, KY

Rurban Investment Properties - 2 Story Brick Residence

Adjacent to Bowling Green City Limits - On Jennings Creek

Zoned AGR - Sewer - Natural Gas - Farm Machinery

Antique & Modern Furniture - 2004 Buick LsSabre

67 Ac

3 TRACTS 3

67 Ac

ABOUT THE HOME: The two story frame residence built in 1911 situated on 5.95 acres fronting on Glen Lily Road features mostly hardwood flooring with a spacious and open presence. **GROUND FLOOR:** Formal Dining & Living Room 31' 2" x 15' commanded by a brick fireplace with French doors leading to a covered and screened porch. Modern kitchen 15' 6" x 13' 2" accessed from a 15' 4" x 8' 6" mud room or office or via formal dining area. **MASTER:** 15' x 15' with 9'6" ceiling and full bath. **PARLOR:** 15' 10" x 12' 2" off central hallway. **SECOND FLOOR:** 23' 8" x 13' Bedroom with closet, 26' 10" x 13' bedroom and 15'5" x 9' Child's bedroom with closet, hall bath. **ACCESSORY BUILDINGS INCLUDE:** Barn 40 x 17 and detached garage 24 x 46. **TRACT #1:** 5.95 Ac 447 ft. frontage - 2 Story residence - detached garage & barn. **TRACT #2:** 22.85 Ac. 200 ft frontage - open and wooded with 2300ft frontage on Jennings Creek. **TRACT #3:** 37.98Ac. 231ft frontage - 1600 ft frontage on Jennings Creek. **FURNITURE:** Early Cherry drop front desk 40" W 46" H 22"D, Walnut Kentucky Corner Cupboard 95 1/2" H 48 1/2"W 21"D, Mahogany dining room table 88 1/2" L 47 1/2" W 29 1/2" H, eight dining chairs, Hepplewhite Mahogany Serpentine front sideboard 56"L 23" D.38" Burl Walnut chest 40 3/4" W 18 1/2" D 43 1/4" H, Lg. square light wood coffee table, Cherry dining table 45 1/2" L 36 1/2"W 29 1/2"H, Cherry Singer sewing machine table 25"W 18 1/2"D 30" H, Princess dresser 50 1/4" W 18 3/4" D 68 1/2"H, Small Victorian sofa, Victorian Gentleman's chair 41 1/4" H, Two Barrel Back Victorian chairs, Tuxedo couch w/ floral upholstery, straight leg Chippendale type wingback chair, wingback chair w/Queen Anne feet w/blue upholstery, Maple Goose Neck rocker flame stitch upholstery, 6 arm crystal chandelier measures 40" from ceiling to bottom and 30" in diameter., French hall mirror, pair of Gone with The Wind Lamps china font-

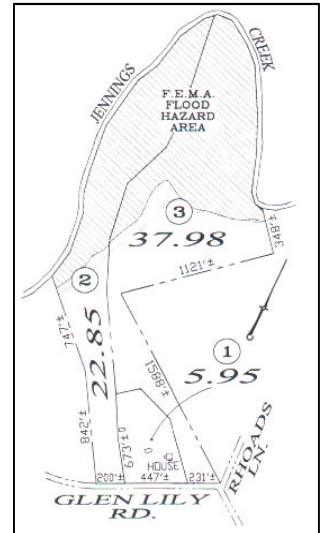


ter., French hall mirror, pair of Gone with The Wind Lamps china font-

brass feet, brass Gone With The Wind Lamp w/ enamel designed stem-brass feet-china ball shade, green glass ceiling fixture-grape design, ceiling fixture with white frosted shade, grey stoneware Jug w/ handle-blue slip floral design, black floral "Tole" tray w/ folding stand, leather trunk w/ stencil design-inside fittings 29 1/2" W 18" D 22" H. **MACHINERY, TOOLS AND VEHICLES:** 585 Case International Diesel Tractor (2900 HRS), 2250 Case International Loader w/ 6 FT. bucket, 850 New Holland round bailer, New Holland sickle mower, 5' rotary mower, 6' rotary mower, 3PT post hole auger, 7' pickup disc, 20 wagon with JD running gear. Side delivery rake, barrel dolly, pickup bed trailer, 16' - 2 horse trailer, 3pt one bottom plow, 3 pt hay fork, 16' clod buster drag, Troy Built rear tine tiller, 38" Cub cadet riding mower, 48" JD riding mower, 18 x 10 storage bldg, 96 JEEP Cherokee 4WD wagon, hand tools and more. **AUCTIONEERS COMMENTS:** The centenary residence and grounds exudes grandeur of another time and the rurality is maintained by the tree lined Jennings Creek caressing the property even though a 42" sewer main and 8" gas line cross the property with and 8" water line fronting Tracts # 1 & 3. Scenic views and wildlife abound. This property is "near" to but away "from". **SALE PROCEDURE:** The home and farm will sell promptly at 10am followed by farm machinery and personal property. **TERMS: REAL ESTATE** 15% down day of sale, balance due with deed on or before 30 days, 7% Buyers Premium added to final bid to determine contract sales price. Machinery, Personal property and Vehicles cash or good check in full day of sale. Property selling in "AS IS" condition. **TAXES:** Prorated from delivery of general warranty deed. **POSSESSION:** 30 days from delivery of deed.

MAKE YOUR FINANCIAL ARRANGEMENTS PRIOR TO BIDDING, SALE IS NOT CONTINGENT ON FINANCING!!
SCHOOLS: Warren Elementary, Moss Middle and Warren Central. **DIRECTIONS:** From US 231 North and Veteran's Blvd take Veteran's Blvd (KY 880) North to (KY 2665) Glen Lily Road. Take Glen Lily Rd East 1.5 miles to sale. Auction Banners Posted

SALES PREVIEW: SUNDAY OCTOBER 10th & SUNDAY OCTOBER 17th 2-4 pm. SALES PERSONNEL AVAILABLE TO SHOW PROPERTY AT YOUR CONVEINENCE. Home was built prior to 1978 and may contain lead-base paint. Prospective purchasers will have 10 days prior to sale to inspect and sign inspection waiver date of sale.



Susan E Cash & Janet G Ennis - Co-Executrix

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