

IN THE QUIET OF THE COUNTRY
THE LATE RICHARD "DICK" & SUE FUQUA HOMEPLACE

ABSOLUTE AUCTION

SATURDAY DECEMBER 4, 2010 10am CST

5.86 Acres 936 BROWNING ROAD ROCKFIELD, KY 5.86 Acres

Custom Built - One Owner 2 Story - 4 Bedroom - 2 1/2 Bath Brick Residence
2 Car Garage - 329 ft. Road Frontage - Towering Trees - Open Meadows

ABOUT THE HOME : This modern 2 story brick residence was custom built in 1991 by Marty Hinton for the Dick Fuqua family. Quality is what this home is all about. **FEATURES INCLUDE:** Downstairs 21' X 18' 11" Family Room with hardwood floors, brick fireplace with raised brick hearth, built in custom oak cabinetry along with tray ceiling and fan.



KITCHEN & BREAKFAST ROOM: 22' 6" X 14' 8" with custom oak cabinetry and island featuring built in cook top, built in desk and dishwasher, pantry and french doors leading to covered rear porch.

FORMAL DINING ROOM: 13 X 12' 2" accessed from kitchen or 17' X 6' 6" hardwood entry foyer.

MASTER BEDROOM: 20' X 18' 7" carpeted, his and hers walk-in closets with built in shelving, linen closet in nearby half bath and utility room, full master bath with glass block window overlooking garden tub, shower and individual vanities, another linen closet and outside access.

UP THE STAIRS TO 3 BEDROOMS: 15' 1" X 13, 12' 4" X 11, 12' 10" X 12' 11", full bath as well as an 18' 10" X 14' 11"

bonus room tucked away from the main living area. **AUCTIONEERS COMMENTS:** This custom built home has many, many extras that just aren't found in many larger homes. A lot of time was taken to plan and create a comfortable brick home with much attention to detail and the end result is hopefully going to please the

most discriminating buyer. You must see inside and take a look for yourself to appreciate this home, Be with us sale day for your opportunity to make this residence and grounds that have been enjoyed over the years by the Fuqua family your own pride and joy. Mrs. Fuqua has moved to be closer to family and invites you to seize the opportunity to purchase this fabulous homestead.

SALE PROCEDURE: The home will sell promptly at 10am

TERMS: REAL ESTATE 15% non-refundable deposit down day of sale, balance due with general warranty deed on or before December 31, 2010, 7% Buyers Premium added to final bid to determine contract sales price.

TAXES: 2010 taxes paid by seller. **POSSESSION:** With deed.

MAKE YOUR FINANCIAL ARRANGEMENTS PRIOR TO BIDDING, SALE IS NOT CONTINGENT ON FINANCING!!

SCHOOLS: Warren Central, Moss Middle & Rockfield Elementary.

DIRECTIONS: From Bowling Green, KY at Natcher Parkway & U.S. 68 take U.S. 68 3 miles to Browning Road (KY 1083) turn right on Browning Road go 0.9 miles to property Auction banners posted. Auction firm not responsible for accidents. Announcements made day of sale take precedence over all advertising.

SALES PERSONNEL AVAILABLE TO SHOW PROPERTY AT YOUR CONVEINENCE.

CALL US TODAY TO DISCUSS YOUR PRIVATE LISTING OR AUCTION SALE!!



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