

# AT AUCTION

Saturday October 29, 2011 2:00 P.M.

5.99  
Acres

## WOODBURN COMMUNITY

5.99  
Acres

**Richpond - South Warren School District**  
**3 Tracts - 5 Bedroom Brick Residence - 3 Tracts**  
**Open & Wooded - Natural Gas - Zoned R-1**

Seldom comes the opportunity to purchase tracts in the **RICHPOND - SOUTH WARREN SCHOOL DISTRICT.**

**TRACT #1:** This property is commanded by a 5 bedroom brick residence with 2 full baths on 2.01 acres fronting 364 ft. along Perry Martin Road. **TRACT # 2:** 2.44 acres 173' frontage. **TRACT # 3:** 1.52 acres 128' frontage

**FEATURES:** Includes 2300 +/- square ft brick residence, **SPACIOUS KITCHEN:** (15 x 10) with central island and ample cabinetry.

**GREAT ROOM:** (27' x 19') built in book shelves

**FORMAL DINING ROOM:** (119 x 13.2). Carpeted bedrooms with ceiling fans.

**BEDROOM # 1:** (13'2" X 11'4")

**BEDROOM # 2:** (11' 3" X 9'10")

**BEDROOM # 3:** (11'2" X 9'4")

**BEDROOM # 4:** (13' X 9'4")

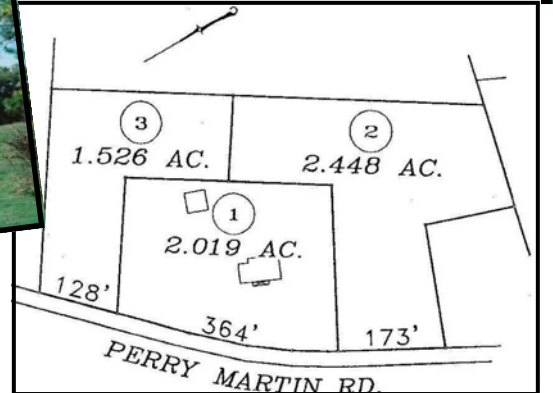
**BEDROOM # 5:** (11'2" X 9'9")

Additionally a rear enclosed mud room with mop sink. This home is a candidate for your personal preferences in decorating. Central gas heat, and air plus much more. Make plans to buy this property in tracts or entirety as you wish. **Storage Building (14' x 10')** selling separately.

**SALE PROCEDURE:** Real Estate will sell promptly at 2 p.m. **TERMS:** 15% Non-Refundable deposit down day of sale. Balance due with General Warranty Deed on or before 30 days. 7% Buyers Premium added to final bid to establish contract price.

**TAXES:** 2011 prorated from delivery of deed. Possession w/deed. **MAKE YOUR FINANCIAL ARRANGEMENTS PRIOR TO BIDDING. SALE IS NOT CONTINGENT FINANCING. Selling AS - IS condition.** Auction firm not responsible for accidents. Announcements made day of sale take precedence over all advertising. 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. **SALES PERSONELL AVAILABE TO SHOW PROPERTY AT YOUR CONVENIENCE**

**DIRECTIONS:** From Bowling Green, KY and Natcher Parkway take 31W South 8 miles to Perry Martin Rd. From Franklin, KY take 31W North 7 miles to Perry Martin Road. Auction banners posted.



**Bud Greenup**  
Real Estate  
& Auction Co.

1218 High Street Bowling Green, KY 42101  
P.O. Drawer 220 Smiths Grove, KY 42171

TN Firm 16864 TAL 1630



Barry Claypool, Broker Auctioneer  
800-452-3091 270-843-3366

Chuck Layne, Auctioneer  
Terry Hale, App. Auctioneer

barry@budgreenup.com