

# 3000 HUNTING CREEK DRIVE, BOWLING GREEN, KY

# AT AUCTION

## SATURDAY APRIL 15, 2023 - 10 A.M. CDT LIVE AND ONSITE

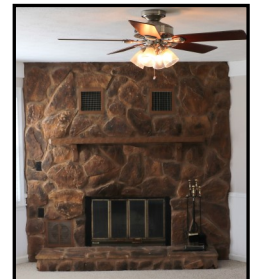
### 3 BEDROOM - 2 FULL BATHS - CORONADO STONE RESIDENCE - CORNER LOT

**ABOUT THE RESIDENCE - FAMILY ROOM:** 19 X 16, FEATURING CORONADO STONE FIREPLACE WITH RAISED HEARTH, HEAT-O-LATER, AND MANTLE; CARPETED FLOORING, WITH ACCESS TO 20 X 18 TREATED DECK IN REAR, OR 7 FOOT WIDE ENTRY FOYER WITH COAT CLOSET. **KITCHEN:** 14 X 9 WITH VINYL FLOORING, SS SINK, CORIAN COUNTERTOPS, AMPLE CABINETRY, CEILING FAN, ADJACENT TO DINING AREA WITH CHAIR RAIL AND PANTRY, BUILT IN MICROWAVE AND DISHWASHER.

**MASTER BEDROOM:** 16 X 15 WITH CARPETED FLOORING, WALK-IN CLOSET WITH SHELVEING, AND FULL BATH WITH VANITY AND TILE. **BEDROOM #2:** 13' 7" X 11' 4" WITH HIS AND HER CLOSETS AND CARPETED FLOORING. **BEDROOM #3:** 11' 4" X 11' 8" WITH CARPET AND SPACIOUS CLOSET. HALL BATH WITH TUB AND SHOWER COMBINATION, WITH VANITY, MIRROR, AND TILE FLOOR. OTHER FEATURES INCLUDE A HALLWAY LINEN CLOSET AND AN ATTACHED GARAGE WITH AN ELECTRIC OPENER.

**AUCTIONEERS COMMENTS:** IF YOU ARE LOOKING FOR A COMFORTABLE RESIDENCE IN A DESIRED ESTABLISHED NEIGHBORHOOD OR JUST A SOLID INVESTMENT, THIS PROPERTY JUST MIGHT BE WHAT YOU ARE LOOKING FOR. THERE IS EVIDENCE OF PRIDE IN HOME OWNERSHIP IN THIS AREA. BE WITH US ON SALE DAY TO SEIZE THIS OPPORTUNITY. THIS HOME WAS BUILT AROUND 1980 AND HAS BEEN WELL CARED FOR. THE HOME IS VACANT. **TERMS ON REAL ESTATE:** 5% DOWN THE DAY OF AUCTION, BALANCE WITH DEED ON OR BEFORE 30 DAYS WITH GENERAL WARRANTY DEED. A 10% BUYER'S PREMIUM WILL BE ADDED TO THE FINAL BID TO ESTABLISH THE FINAL CONTRACT PRICE. THE HOME IS SELLING IN AS-IS CONDITION. **TAXES:** 2023 TAXES WILL BE PRORATED FROM THE DELIVERY OF THE DEED. **POSSESSION:** WITH DEED. **DIRECTIONS TO SALE:** FROM WILLIAM H. NATCHER PARKWAY (INTERSTATE I-65) AND U.S 31-W; TAKE U.S. HIGHWAY 31-W NORTH (NASHVILLE ROAD) TO DISHMAN LANE; TAKE DISHMAN LANE AND THEREAFTER CAVE MILL ROAD EAST 1 1/2 MILES TO HUNTING CREEK DRIVE, OR FROM U.S. 231 AND INTERSTATE HIGHWAY 65 (EXIT 22) TAKE U.S. 231 (SCOTTSVILLE ROAD) 0.75 MILES NORTH TO CAVE MILL ROAD; TAKE CAVE MILL ROAD SOUTH 2 MILES TO HUNTING CREEK DRIVE.

**OPEN HOUSE MARCH 3, 2023 & MARCH 10, 2023 - 4PM - 6PM**



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James Cook - Broker - Auctioneer 270-792-7205  
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1218 High Street Bowling Green, KY 42101  
P.O. Drawer 220 Smiths Grove, KY 42171  
TN Firm 16664 TAL 1630