

BILL BREEDLOVE ESTATE AUCTION

1409 NEWTON AVE, BOWLING GREEN, KY

AT AUCTION - SATURDAY MARCH 14, 2026 - 10:00 AM CDT

2 BEDROOM - 1 BATH - RESIDENCE - ESTABLISHED NEIGHBORHOOD

ABOUT THE HOME:

2-bedroom, 1-bath residence is located in an established neighborhood off Smallhouse Road, near the Scottsville Road business district. This single-family home is ready for rehabilitation. Zoned RM-2. **HOME FEATURES:** 2 bedrooms, living room, kitchen, and one bath — all on one level.



AUCTIONEER'S COMMENTS:

If you are looking for investment property, centrally located, that will sell in a price range you can afford, be with us on sale day to seize this opportunity.

SCHOOLS: T.C. Cherry Elementary, Bowling Green Junior High, Bowling Green High School.

DIRECTIONS TO AUCTION:

From U.S. 31-W By-Pass and Broadway Ave., take Broadway south 3 blocks to Smallhouse Rd. Turn right on Smallhouse and go one block to Newton Ave.

TERMS:

15% down day of sale, balance with General Warranty Deed on or before 30 days.
10% buyer's premium added to final bid to establish contract price. Property selling in **as-is** condition.

LEAD PAINT:

Home was built prior to 1978 and may contain lead paint. Buyer will have 10 days prior to auction to inspect for lead paint and sign a waiver on sale day stating that there will be no further inspection for lead paint.

Auction banners posted.

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