

BROWNSFORD COMMUNITY - ALLEN CO KY

AT AUCTION

Saturday June 30, 2012 10 a.m.

8701 BROWNSFORD ROAD (KY 98)
3 Bedroom - 1 1/2 Bath Residence

FACTS & FEATURES

BEDROOM # 1: 15' 9" X 7' 7"

BEDROOM # 2: 9' 6" X 9'

BEDROOM # 3: 11' 2" X 8' 10"

Irregular shaped, all with carpet.

LAUNDRY ROOM: 8'6" x 7' W/D hookup.

FAMILY ROOM: 23' X 11' 9" Hard-wood floor, spacious kitchen 23' x 11' with ample cabinetry, hardwood floor, double sink, range and microwave with breakfast area. Central heat & air. Recently built block foundation in place for possible addition.

AUCTIONEER'S COMMENTS: This comfortable home is situated on 0.7 acres in a quiet community off the beaten path in walking distance Brownsford Boat Ramp, in a area where pride of home ownership is evident. This could be a starter home or weekend retreat. Be with us sale day to seize this opportunity.

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: 2012 prorated from delivery of deed. Possession w/deed.

MAKE YOUR FINANCIAL ARRANGEMENTS PRIOR TO BIDDING. SALE IS NOT CONTINGENT FINANCING.

Property 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 US 31 E and Barren River State Park take Hwy 97, 13 miles to Fountain Run (KY 100). Take KY 100 0.3 miles to KY 98. Take KY 98 - 4.2 miles to property or from Scottsville KY take Hwy 98 - 8.7 miles just past Brownsford Boat Dock Road to property. 4 miles from Fountain Run - 7 miles from Tracy.

AUCTION BANNERS POSTED

barry@budgreenup.com



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 1530

www.budgreenup.com



Barry Claypool, Broker Auctioneer

800-452-3091 270-843-3366

Chuck Layne, Auctioneer
 Terry Hale, App. Auctioneer

