

AT AUCTION

Saturday May 18th, 2013 10 a.m.

Eunel & Verneda (Toots) Cook Homeplace
2616 Chalybeate Rd & KY HWY 101 Edmonson Co. KY.

27.68 Acres fronting KY HWY 101 & Chalybeate Rd
3 Bedroom Frame Residence - Detached Garage
Shop Bldg w/Automobile Lift - Ford Powermaster Tractor
Farm Machinery - Commercial Upholstery Sewing Machines
Furniture - Welder - Mechanic Tools and much more.

7
TRACTS



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TRACT DESCRIPTIONS: **TRACT #1:** 4.06 AC. 300 FT. FRONTAGE ON KY 101 OPEN & WOODED. **TRACT#2:** 5.69 AC 300 FT. FRONTAGE ON KY 101 OPEN & WOODED. **TRACT#3:** 7.71 AC FRONTING 562 FT ON KY 101 OPEN & WOODED. **TRACT#4:** 1.06 AC FRONTING 115 FT ON KY 101 AND 115 FT ON CHALYBEATE RD. 48 X 28 SHOP BUILDING. **TRACT#5:** 4.59 AC FRONTING 435 FT ON KY 101 AND 84 FT ON CHALYBEATE RD. 42 X 44 BARN. **TRACT#6:** 2.51 AC FRONTING 135 FT ON KY 101.

TRACT#7: 2.06 AC FRONTING 138 FT ON KY 101 AND 185 FT ON CHALYBEATE RD. 3 BEDROOM RESIDENCE & DETACHED GARAGE. **SEWER LINE FRONTS TRACTS 4 THRU 7.**

ABOUT THE HOME: THIS CHARMING 3 BEDROOM HOME IS SITUATED ON 2.06 ACRES +- FRONTING ON CHALYBEATE ROAD AND KENTUCKY HIGHWAY 101 IN AN ESTABLISHED NEIGHBORHOOD.

HOME FEATURES: 16 X 11 LIVING ROOM, MASTER BR 20 X 11, BR#2 12 X 9, BR#3 11 X 9, ALL WITH CLOSETS, FULL BATH WITH HANDICAP SHOWER. KITCHEN AND BREAKFAST AREA 21 X 13 WITH CENTRAL ISLAND, AMPLE PINE CABINETRY AND EXPOSED BEAM CEILING. HOME HAS METAL ROOF, CENTRAL HEAT AND AIR, COVERED FRONT AND REAR PORCHES, WITH DETACHED GARAGE AND OUT BUILDING ON A PARTIALLY WOODED LOT. MOST ROOMS HAVE AUXILIARY HEAT. THIS IS AN EXCELLENT STARTER HOME IN A GREAT NEIGHBORHOOD ON A QUIET STREET IN CLOSE PROXIMITY TO SCHOOLS, CHURCHES AND RETAIL ESTABLISHMENTS. OTHER IMPROVEMENTS, SHOP BUILDING 48 X 28 WITH CONCRETE FLOOR AND METAL ROOF, STORE FRONT WINDOWS, SLIDING SIDE DOOR ENTRANCE.

SALES PERSONNEL AVAILABLE TO SHOW PROPERTY AT YOUR CONVENIENCE.

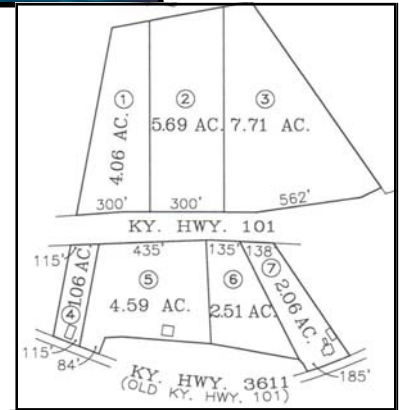
AUCTIONEER COMMENTS: THIS PROPERTY IS LOCATED IN AN AREA OF COMMERCIAL EXPANSION ALONG THE NEW KENTUCKY HIGHWAY 101, WITH A RECENT SEWER LINE EXPANSION. IF YOU ARE LOOKING FOR A HOME, SHOP BUILDING OR JUST INVESTMENT PROPERTY THIS JUST MAY FILL THAT DESIRE. BE WITH US SALE DAY TO OWN PART OR ALL OF THIS PROPERTY.

MACHINERY AND PERSONAL PROPERTY: FORD POWERMASTER, GAS TRACTOR, 6' ROTARY MOWER, 8' BOG DISC, 2 BOTTOM x 12" PLOW, 2 BOTTOM x 16" PLOW, ONE ROW LAY OFF PLOW, 2 ROW CULTIVATOR, FORD CICLE MOWER, 3PT HAY FORK, FERGUSON POND SCOOP, STEPLADDERS, CREEPERS, SHOP GRINDER, ANVIL, HOMEMADE TABLE SAW, DOLLY, GREASE GUNS, TOOL BOXES METAL SHELVEING, FORNEY WELDER, UNION SPECIAL COMMERCIAL SEWING MACHINE, CONSEW COMMERCIAL SEWING MACHINE, SINGER ULTRA TRACK 14 - 4 BOBBIN SEWING MACHINE, SEWING MACHINE CABINET AND FABRIC. **FURNITURE:** BOOKCASE, FORMAL COUCH, SIX DRAWER CHEST, PORCH SWING, PINE CHIFFAROB, WOOD BABY BED, PINE CHEST, FULL SIZE BEDROOM SUITE, CEDAR CLOSET, CEDAR CHEST, CHILD'S DESK AND CHAIR, FLAT TOP TRUNK, PINE CREDENZA, MAPLE DINNETE SET, GLASS DISPLAY CASE, ENTERPRISE HEAT STOVE, BARREL STOVE AND MORE.

DIRECTIONS TO SALE: FROM BOWLING GREEN KENTUCKY EXIT 28- I-65 TAKE US 31-W NORTH 10 MILES TO KY 101 NORTH; TURN LEFT, GO 2 MILES TO PROPERTY; FROM BROWNSVILLE KY TAKE KY 101 SOUTH 5 MILES TO PROPERTY; SIGNS POSTED.

SCHOOLS: SOUTH EDMONSON, BROWNSVILLE MIDDLE, EDMONSON HIGH. **ORDER OF SALE:** REAL ESTATE SELLS PROMPTLY AT 10am FOLLOWED BY FARM MACHINERY & PERSONAL PROPERTY. **EVERYTHING SELLING AS-IS CONDITION** **TERMS:** REAL ESTATE 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 ON REAL ESTATE TO ESTABLISH CONTRACT PRICE. **REAL ESTATE TAXES:** 2013 PRORATED FROM DELIVERY OF DEED. POSSESSION W/DEED. **PERSONAL PROPERTY & FARM MACHINERY:** CASH OR GOOD CHECK IN FULL DAY OF SALE 6% SALES TAX WHERE APPLICABLE.

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



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"It does make a difference who sells your property!"