

635 FAIRDALE AVE, BOWLING GREEN KY - REAL ESTATE & PERSONAL PROPERTY
AT AUCTION - SATURDAY DECEMBER 13, 2025 - 10:00 AM CST
REAL ESTATE ONLY SOLD LIVE AND ONLINE

3 BEDROOM - 2 BATH - BRICK HOME - ATTACHED & DETACHED 2-CAR GARAGE

4 STORAGE BLDGS REMOVED FROM PROPERTY AFTER SOLD

JOHN DEERE ZERO TURN - 42 INCH CUT - 20HP MOWER

5 X 10 TAG ALONG TRAILER WITH TAILGATE ASSIST - SMALL TAG ALONG YARD CART

ABOUT THE HOME; LIVING ROOM: 19.5 X 13.2 WITH BUILT-IN BOOKCASE, BRICK FIREPLACE WITH TILE HEARTH. **DINING ROOM:** 13.3 X 8.9 WITH BUILT-IN CHINA CABINET. **EAT-IN KITCHEN:** 12.5 X 10.5, LVT FLOORING, BUILT-IN DISHWASHER, ELECTRIC OVEN AND COOKTOP, SS SINK. **UTILITY ROOM:** 12 X 6 WITH WASHER DRYER HOOKUP, LVT FLOORING, **MASTER BR:** 13.4 X 12.4 FULL TILE BATH WITH WALK-IN SHOWER, **BR #2:** 13.5 X 12.4, CEILING FAN. **BR #3:** 13.5 X 11.5, CEILING FAN. FULL HALL BATH WITH TUB AND SHOWER COMBINATION, BOTH BATHS HAVE BEEN RENOVATED AND HOME HAS REPLACEMENT WINDOWS. ALL BEDROOMS, DINING ROOM, AND LIVING ROOM HAVE HARDWOOD FLOORS. CENTRAL GAS HEAT AND AIR & ALARM SYSTEM. ONE CAR ATTACHED GARAGE AND 2 CAR DETACHED 24 X 28 GARAGE BOTH HAVE ELECTRIC OPENERS. **AUCTIONEERS COMMENTS:** THIS HOME HAS BEEN WELL TAKEN CARE OF AND IS MOVE-IN READY. OWNER HAS MOVED TO SMALLER ACCOMMODATIONS. HOME IS LOCATED NEAR 31-W BY-PASS AND CONVENIENT TO INTERSTATE 65 IN AN AREA WHERE THE PRIDE OF HOME OWNERSHIP IS EVIDENT. BE WITH US ON SALE DAY TO SEIZE THIS OPPORTUNITY. **TERMS ON REAL ESTATE:** 15% DOWN DAY OF SALE, BALANCE WITH GENERAL WARRANTY DEED ON OR BEFORE 30 DAYS. **BUYER'S PREMIUM:** 10% ADDED TO FINAL BID TO ESTABLISH CONTRACT PRICE. TITLE OPINION FURNISHED BY SELLER.

TAXES: FOR 2025 PRORATED FROM DELIVERY OF DEED.

POSSESSION: WITH DEED. **FINANCING:** THIS SALE IS NOT CONTINGENT ON FINANCING. MAKE YOUR FINANCIAL ARRANGEMENTS PRIOR TO BIDDING. PROPERTY SELLING AS IS CONDITION WITH NO GUARANTEE EXPRESSED OR IMPLIED. **PERSONAL PROPERTY TERMS:** CASH OR GOOD CHECK IN FULL DAY OF AUCTION. 6% SALES TAX.

LEAD PAINT: THIS HOME WAS BUILT PRIOR TO 1978 AND MAY CONTAIN LEAD PAINT. PROSPECTIVE PURCHASERS

HAVE 10 DAYS PRIOR TO AUCTION TO INSPECT FOR LEAD PAINT. BUYER WILL SIGN AN AGREEMENT SALE DAY, STATING THERE WILL BE NO FURTHER INSPECTION FOR LEAD PAINT. **SCHOOLS:** POTTER GRAY ELEMENTARY, BOWLING GREEN JR. HIGH, BOWLING GREEN HIGH SCHOOL.

AUCTION BANNERS POSTED. DIRECTIONS TO SALE: FROM US 31-W BY PASS AND KY HIGHWAY 234 (CEMETERY RD) TAKE CEMETERY ROAD ONE BLOCK SOUTHEAST TO FAIRDALE AVE. TURN RIGHT TO AUCTION SITE, OR FROM INTERSTATE 65 EXIT 26, TAKE KENTUCKY HIGHWAY 234 (CEMETERY RD) 2.3 MILES NORTHWEST TO FAIRDALE AVE. TURN LEFT ON FAIRDALE AVE. TO AUCTION.



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PROPERTY PREVIEW
SUNDAY NOVEMBER 30, 2025
2PM - 4PM

SCAN CODE FOR ONLINE
REAL ESTATE BIDDING

