

# GEORGE W. (BUD) GREENUP JR. TESTAMENTARY TRUST PROPERTY

## BARREN RIVER LAKE FRONT 5 SUBDIVISION LOTS

# AT AUCTION

## 47.29 ACRES

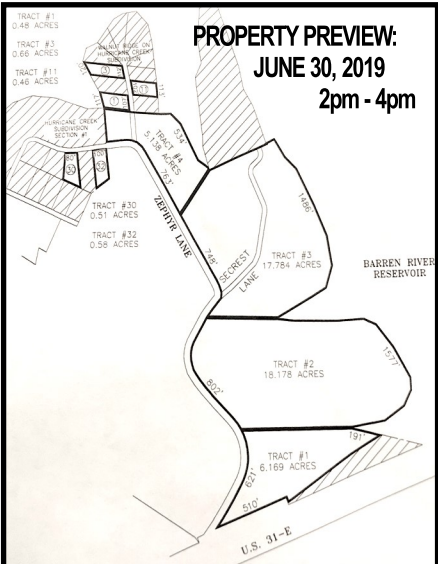
## 4 TRACTS

# SATURDAY JULY 6, 2019 - 10 A.M. CDT

# 9 INDIVIDUAL ALLEN COUNTY PROPERTIES

SELLING OFF SITE ADJACENT TO BARREN RIVER LAKE STATE RESORT PARK ENTRANCE AT INTERSECTION OF U. S. HIGHWAY 31-E AT KY. HIGHWAY 87 (AUSTIN ROAD) IN BARREN COUNTY. 5 RESTRICTED LOTS, 3 LOTS IN WALNUT RIDGE HURRICANE CREEK SUBDIVISION, 2 LOTS IN HURRICANE CREEK SUBDIVISION. AUCTION PROPERTIES LOCATED ACROSS LAKE FROM BARREN RIVER LAKE STATE RESORT PARK LODGE VIA SECREST LANE OFF U.S. 31-E, NEAR PARADISE POINT AND 31-E BRIDGE.

**AUCTION BANNERS POSTED. ABOUT THE PROPERTIES:** **TRACT #1:** 6.169 ACRES FRONTING 510 FT. ALONG U.S. 31-E, 621 FT. ALONG SECREST LANE AND 191 FT. ALONG U.S. ARMY CORPS OF ENGINEERS, BARREN RIVER LAKE PROPERTY. **TRACT #2:** 18.178 ACRES FRONTING 802 FT. ALONG SECREST LANE AND 1577 FT. ALONG U.S. ARMY CORPS OF ENGINEERS BARREN RIVER LAKE PROPERTY. **TRACT #3:** 17.784 ACRES FRONTING 748 FT. ALONG ZEPHYR LANE AND SECREST LANE, AND 1486 FT. ALONG U.S. ARMY CORPS OF ENGINEERS BARREN RIVER LAKE PROPERTY. ALSO FRONTS ON BOTH SIDES OF SECREST LANE. **TRACT #4:** 5.138 ACRES FRONTING 763 FT. ALONG ZEPHYR LANE AND 534 FT. ALONG U. S ARMY CORPS OF ENGINEERS BARREN RIVER LAKE PROPERTY, ADJACENT TO WALNUT RIDGE ON HURRICANE CREEK DEVELOPMENT. **LOTS IN WALNUT CREEK ON HURRICANE RIDGE DEVELOPMENT:** **LOT # 3 (AUCTION TRACT #5)** FRONTING 112 FT. ALONG ZEPHYR HILLS LANE, 282 FT. AND 242 FT. IN DEPTH AND 120 FT. ALONG CORPS OF ENGINEERS BARREN RIVER LAKE PROPERTY. **LOT #11 (AUCTION TRACT #6)** FRONTING 102 FT. ALONG ZEPHYR HILLS LANE, 190 FT. AND 185 FT. IN DEPTH AND 113 FT. ALONG THE U.S. ARMY CORPS OF ENGINEERS BARREN RIVER LAKE PROPERTY. **LOT # 1 (AUCTION TRACT # 7)** FRONTING 107 FT. ALONG ZEPHYR HILLS LANE, 184 FT. AND 205 FT. IN DEPTH AND 117 FT. ALONG THE U.S. ARMY CORPS OF ENGINEERS BARREN RIVER LAKE PROPERTY. **LOTS IN HURRICANE CREEK DEVELOPMENT: LOT #32 (AUCTION TRACT # 8)** FRONTING 100 FT. ALONG ZEPHYR LANE, 202 FT. AND 272 FT. IN DEPTH AND 130 FT. ALONG THE REAR. **LOT #30 (AUCTION TRACT #9)** FRONTING 80 FT. ALONG ZEPHYR LANE, 192 FT. AND 241 FT. IN DEPTH AND 108 FT. ALONG THE REAR. **MAKE YOUR FINANCIAL ARRANGEMENTS PRIOR TO BIDDING. AUCTIONEERS COMMENTS:** THESE PROPERTIES ARE LOCATED IN A HIGHLY DESIREABLE LOCATION, SECLUDED AND ESTABLISHED NEIGHBORHOOD WITH PRIVACY AT A PREMIUM. CENTRALLY LOCATED BETWEEN GLASGOW, SCOTTSVILLE WITH JUST A SHORT DRIVE TO BOWLING GREEN, KENTUCKY (THE FASTEST GROWING COMMUNITY IN KENTUCKY) MAKE THEM EVEN MORE DISIREABLE. IF YOU ARE LOOKING FOR THAT SPECIAL LOT, TRACT OF LAND, OR JUST A SOLID INVESTMENT BE WITH US SALE DAY TO CAPITALIZE ON THIS OPPORTUNITY. ALL PROPERITES SELLING IN 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. **EVERYTHING SELLING AS IS. REAL ESTATE TAXES:** 2019 PRORATED FROM DELIVERY OF DEED. POSSESSION WITH DEED. **THIS SALE IS NOT CONTINGENT ON FINANCING.**



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