

IN THE HEART OF HALFWAY COMMUNITY

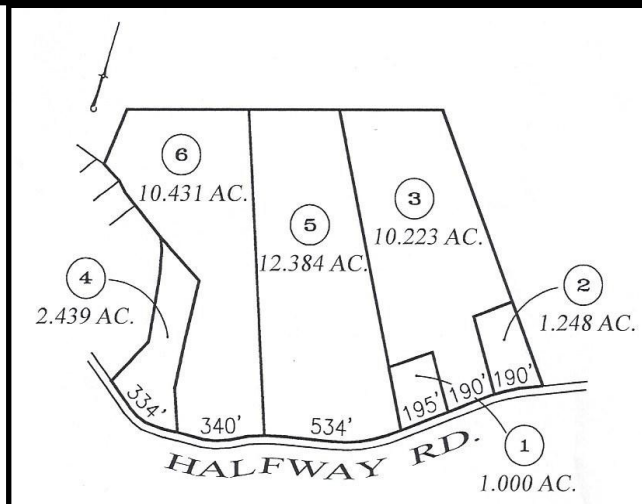
AT AUCTION

Saturday September 26, 2015 10 a.m. CDT

37.72 +/- Acres selling in 6 Individual Tracts with Right of Combination

Elevated Building Sites, Open & Wooded located on Halfway Road in Allen County, KY

Description of Properties: **Tract # 1:** 1.00 Acres fronting 195 feet along Halfway Road, 230 feet in depth. Shaded in front and lays the best overlooking the countryside. **Tract # 2:** 1.248 Acres fronting 190 feet along Halfway Road, 336 in depth. Wooded tree line along eastern boundary for morning shade excellent site. **Tract # 3:** 10.223 Acres fronting 190 feet along Halfway Road. About 1200 feet deep to a wooded rear line with many sites for that new home and perfect size for the gentleman farmer. This tract has many possibilities for a building site. Mostly open with a sprinkling of trees. **Tract # 4:** 2.439 Acres fronting 334 feet along Halfway Road. About 500 feet in depth, wooded on rear with an excellent site for that home. **Tract # 5:** 12.384 Acres fronting 534 feet along Halfway Road. About 1200 feet in depth open and wooded with an excellent home site in front or lots of woods for that private retreat near the rear joins tracts #1 and #3. **Tract # 6:** 10.431 Acres fronting 340 feet along Halfway Road. This tract also has a great site for a home on the front with plenty of woods and room to roam. Farm totals 37.72 Acres more or less and is being sold in 6 individual tracts with right of combination using multi - parcel method.



AUCTIONEERS COMMENTS: SELDOM DOES THE OPPORTUNITY COME ALONG TO PURCHASE A TRACT OR TRACTS OF LAND SUCH AS THESE. HERE IS EVERYTHING FROM SMALL TRACTS TO LARGER TRACTS OR THE WHOLE FARM IN ITS ENTIRETY IN A RURAL SETTING BUT MINUTES FROM SCOTTSVILLE OR BOWLING GREEN SHOPPING AREAS AND INTERSTATE HIGHWAY SYSTEM. THE ALLEN COUNTY PUBLIC SCHOOL SYSTEM IS SECOND TO NONE. IF YOU ARE LOOKING FOR A TRACT OR TRACTS OF LAND FOR A SOLID INVESTMENT OR A SITE FOR A HOME THIS IS WHAT YOU MIGHT BE LOOKING FOR. BE WITH US SALE DAY TO PURCHASE ONE OR MORE OF THESE FINE PARCELS. INTEREST RATES ARE AT OR NEAR AN ALL TIME LOW MAKING YOUR INVESTMENT EVEN MORE ATTRACTIVE. **Terms On Real Estate:** 15% down day of sale. Balance with deed on or before 30 days with general warranty deed. A 7% buyers premium will be added to the last bid to determine contract price. Taxes for 2015 will be prorated from delivery of deed. All tracts are sold as is with no warranty implied with exception of clear title guaranteed. Rural waterline fronts all tracts. **MAKE YOUR FINANCIAL ARRANGEMENTS PRIOR TO BIDDING. THIS SALE IS NOT CONTINGENT ON FINANCING!**

Directions to sale: From Scottsville Ky. and U. S. Highway 31-E, Take U. S. 231 (Scottsville to Bowling Green Road) north 4.4 miles to Dry Ridge Road (Candys Campers) take Dry Ridge 0.1 miles to Old Bowling Green Road; turn right, go 1.1 miles to Halfway Road. Take Halfway 0.3 miles to sale. From Bowling Green Ky. and William Natcher Parkway, take U. S. 231, south 10.7 miles to Dry Ridge Road; (Candys Campers) take Dry Ridge Road 0.1 miles to Old Bowling Green Road; turn right and go 1.1 miles to Halfway Road. Take Halfway Road 0.3 miles to sale.

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