

# ESTATE OF J.T. THOMAS JR. AT AUCTION SATURDAY OCTOBER 15, 2022 - 10 A.M. CDT

2153 ROBIN ROAD, BOWLING GREEN, KY.

1 1/2 STORY - 3 BEDROOM - 1 1/2 BATH BRICK RESIDENCE (1815 SQ.FT.) (PVA)

**REAL ESTATE  
&  
PERSONAL  
PROPERTY**



**OPEN HOUSE DATES**  
OCTOBER 2, 2022  
OCTOBER 9, 2022  
SUNDAY - 2PM-4PM

**ABOUT THE HOME: DOWNSTAIRS: FORMAL DINING ROOM:** 11 X 10.5 WITH CARPET AND CHAIR RAIL.  
**EAT-IN KITCHEN:** 11 X 10.5 WITH AMPLE CABINETRY, INDIRECT LIGHTING, VINYL FLOORING, DISHWASHER, AND STAINLESS-STEEL SINK WITH DISPOSAL. **FAMILY ROOM:** 19 X 11 WITH CEILING FAN, AMPLE BUILT-IN CABINETRY, VINYL FLOORING, AND A BROOM CLOSET. **LIVING ROOM:** 23 X 12 IRREGULAR SHAPED WITH BRICK FIREPLACE RAISED HEARTH, WOOD MANTLE, PARTIAL PANELING, EXPOSED BEAMS WITH VINYL AND CARPET, REAR ACCESS THROUGH SLIDING DOOR. HALF BATH AND UTILITY ROOM WITH WASHER-DRYER HOOKUP BETWEEN KITCHEN AND LIVING ROOM. **UPSTAIRS: MASTER BEDROOM:** 16 X 10.5 WITH HIS AND HERS WALK-IN CLOSETS, ONE WITH VANITY, ENTRY DOOR TO ELEVATED DECK, FULL HALL TILE BATH WITH TUB AND SHOWER COMBINATION BETWEEN MASTER AND BEDROOM #3. **BEDROOM #2:** 12.6 X 10.9 WITH CARPET, CEILING FAN, AND HIS AND HERS CLOSETS. **BEDROOM #3:** 10.7 X 8.7 WITH CARPET, CEILING FAN, WALK-IN CLOSET, AND AUXILIARY AIR CONDITIONER. TWO HALLWAY LINEN CLOSETS BETWEEN MASTER AND BEDROOM #2. **OTHER FEATURES INCLUDE:** THE HOME HAS A SECURITY ALARM, A FENCED BACK YARD, A STORAGE BUILDING (SELLS WITH HOME), A PAVED DRIVEWAY, AND MATURE TREES OVER THE FRONT LAWN.

**AUCTIONEERS COMMENTS:** THIS HOME HAS BEEN WELL CARED FOR AND IS LOCATED IN THE SOLID ESTABLISHED SPRINGHILL NEIGHBORHOOD, CONVENIENTLY LOCATED TO NEARBY SHOPPING AREAS, SCHOOLS, AND CLOSE ACCESS TO INTERSTATE HIGHWAY SYSTEM. IF YOU ARE LOOKING FOR AN AFFORDABLE HOME BE WITH US ON SALE DAY TO SEIZE THIS OPPORTUNITY.

**SCHOOLS:** LOST RIVER, MOSS MIDDLE, AND WARREN CENTRAL HIGH

**LEAD PAINT:** THIS HOME WAS BUILT BEFORE 1978 AND MAY CONTAIN LEAD PAINT. PROSPECTIVE PURCHASERS WILL HAVE 10 DAYS BEFORE THE SALE TO INSPECT FOR LEAD PAINT. PURCHASER WILL SIGN A WAIVER ON SALE DAY.

STATING THAT THERE WILL BE NO MORE

INSPECTIONS FOR LEAD PAINT. **TERMS OF SALE: REAL ESTATE SELLING IN AS-IS CONDITION:** 15% DOWN, DAY OF SALE NON-REFUNDABLE DEPOSIT. BALANCE WITH GENERAL WARRANTY DEED ON OR BEFORE 30 DAYS. A 10% BUYER'S PREMIUM WILL BE ADDED TO THE FINAL BID TO ESTABLISH THE CONTRACT PRICE. **POSSESSION:** WITH DEED.

**PERSONAL EFFECTS:** CASH OR GOOD CHECK IN FULL DAY OF SALE. 6% SALES TAX. PERSONAL EFFECTS SELLING IN "AS IS" CONDITION. **PERSONAL EFFECTS:** OVERSTUFFED COUCH, RECLINER, RECTANGULAR OAK TABLE, FRIGIDAIRE OVER AND UNDER REFRIGERATOR, ENTERTAINMENT CENTER, AMANA ELECTRIC RANGE, BREAKFAST TABLE, AND 3 CHAIRS, FORMAL DINING TABLE WITH 6 CHAIRS, GLASS FRONT HUTCH, FREDRICH MIZEN FRAMED PRINT, ROUND OCCASIONAL TABLE, LAMP, LOVE SEAT, ROCKER, COMPUTER DESK, 41" PANASONIC TV, 21" SONY TV AND MORE.

**DIRECTIONS TO SALE:** FROM U.S 68, RUSSELLVILLE ROAD, TAKE SPRINGHILL ROAD TO ROBIN ROAD. OR FROM VETERANS BLVD. AND U.S 231 NORTH, TAKE VETERANS BLVD. SOUTH TWO BLOCKS TO STONEHENGE AVE, TAKE STONEHENGE TO JENNINGS DRIVE TO ROBIN ROAD.

**AUCTION BANNERS POSTED**



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