

AVANELLE JOHNSON ESTATE AT AUCTION

Saturday November 2, 2013 10 a.m.

2.37 Acres **979 Plum Springs Road - Bowling Green KY** 2.37 Acres

**3 Bedroom - 2 Full Tile Bath - Brick Residence on Barren River
Quality modern furniture - Roseville - Jewell Tea - Pfaltzgraff
"95" Olds Cutlass - Cub Cadet Riding mower - Gazebo (sold seperately)**

ABOUT THE HOME: FAMILY ROOM: 19' x 12' 6" brick fireplace with raised hearth and gas logs. FORMAL DINING ROOM: adjacent to family room 11' x 9' paneled with carpet. FORMAL LIVING ROOM: 14' 4" x 11' 4" KITCHEN: 15' 6" x 14 with ample cabinetry, built in countertop range, oven and dishwasher. MASTER BEDROOM: 12' 6" x 11' 9" with full tile bath, with shower only. BEDROOM: #2: 12 x 10' 6" BEDROOM #3: 11' x 10' 6" also full tile bath and walk-in linen closet off central hallway. Attached garage 27' x 13' 6".

Home has carpet throughout and is ready for your personal decorating touch.

AUCTIONEERS COMMENTS: This brick home built in 1974 has all the amenities for comfortable living. Features include 3 bedrooms off central hallway, 2 full tile baths, spacious family room with fireplace, formal dining area and functional kitchen with a covered rear patio, covered front porch and attached garage situated on 2.37 acres with Barren River frontage. This home has been well maintained by the Johnson family and is in an area where homes are owner occupied and pride of home ownership is evident. If you are looking for a comfortable home or a solid investment be with us sale day.

PERSONAL PROPERTY: Two Brownie Hawkeye Cameras, Kodak Colorpak II Camera, Oval floral framed print, Don Ensor framed print 22 1/2 x 28 (Sewing peaceful), Walnut mirror 18 x 30 1/2

horn-a- plenty, fancy mirror 52 x 31 1/2, fancy shadowbox, framed photos, C.L. Harvey (The Early Snow), Boy and Maiden 25 x 29 with gold frame, moon and stars cranberry lamp, oak wash stand, 4 piece full size Lillian Russell cherry bedroom suite, 36 x 20 x 28 1/2, oak secretary in need of repair, fancy chair, 4 ladder back chairs, oak piano stool with glass claw feet, pine table 71 1/2 x 19 1/2 x 25, 2 oak rockers, Victorian couch, glass front china cabinet with divider 48 x 13 x 74 1/2 walnut bakers rack 60 x 15 1/2 x 48, Victorian occasional chair, wood bench with tufted back and seat, 45 x 38, ladies wingback chair, entertainment center, pine chest 35 1/2 x 15 1/2 x 17 1/2, oak round marble top coffee table, round marble top side table, fancy corner cabinet, camel back trunk, hurricane lamp, cedar jewelry box, ceramic dancing maidens, fluted hobnail bowl, assorted milk glass, Jewell Tea bowl, dishes and salt and pepper shakers, several pieces of Roseville pottery, copper serving trays, Pfaltzgraff dishes, Gold framed Madonna and child, chalk minstrels, gold framed mirror 21 1/2 x 25 1/2 2 coffee grinders, 2 crock churns with dashers, gallon crock, 2 wheel tag-a-long trailer, concrete benches, concrete picnic table, Wrought iron and other assorted lawn chairs, wood bench, 1180 Cub Cadet riding mower, 1995 Olds Cutlass 4- door, Whirlpool washer and Whirlpool dryer, milk cans, mason jars, invalid equipment and more. **SCHOOLS:** Bristow Elementary, Warren East Middle & Warren East High School.

DIRECTIONS: From I-65 Exit 28 Bowling Green, KY and US Highway 31W take US 31W North or South 1/4 mile to Plum Springs Loop. Take Plum Springs Loop 1/4 mile to KY 957 Plum Springs Road one mile to property. **ORDER OF SALE:** Real Estate sells promptly at 10 am. Followed by furniture and personal property. **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 CONDITION**

REAL ESTATE TAXES: 2013 prorated from delivery of deed. Possession with deed. **PERSONAL PROPERTY:** CASH OR GOOD CHECK IN FULL DAY OF SALE 6% SALES TAX WHERE APPLICABLE. Auction banners posted. Auction firm not responsible for accidents. Announcements made day of sell take precedence over all advertising. Sales personnel available for showing at your convenience. "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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