

# AT AUCTION-SATURDAY JULY 26, 2025 - 10:00 AM

## 1775 HENSON ROAD, FRANKLIN, KY

### 4.87 ACRES Divided into 2 Tracts, Selling Individually with Right of Combination Improved with 4-Bedroom, 1 1/2 Story Residence and Barn

#### About the Home

**Downstairs:** Master Bedroom: 15' x 9.5', walk-in closet, wall-to-wall carpet, **Bedroom #2:** 16.5' x 9.7', wall-to-wall carpet, **Bedroom #3:** 15.5' x 9.5', pine floors, **Great Room:** 15.5' x 15', laminate floors, ½ panel walls with chair rail, ceiling fan. **Upstairs:** Bedroom #4: 10' x 15.5', closet, pine floors. Recent improvements include: newer roof, new gutters and windows, new flooring on the outside deck, and a fresh coat of paint. The home features central air and propane heat. Rural water line fronts the property. Located in Simpson County School District.

#### Tracts

**Tract #1:** Residence and barn, 1.571 acres, 119' frontage.

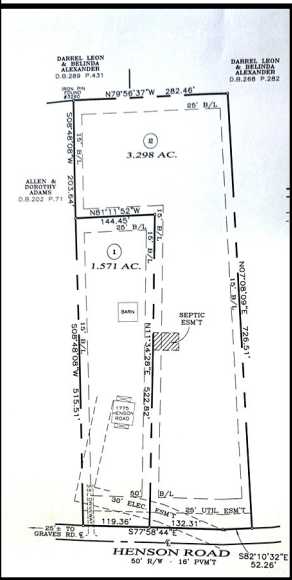
**Tract #2:** 3.298 acres, 184.57' frontage.

**Auctioneer's Comments:** Seldom do you find a country home with acreage in a better location. This property is just a short drive from Franklin, Bowling Green, and Gold City. Be with us on sale day to buy a home you can afford!

#### Directions to Sale

**From Franklin, KY (Exit 6, I-65):** Take KY Highway 100 East for 3.4 miles to KY Highway 622 at Hickory Flat. Turn left onto KY 622 for 6.5 miles to Henson Rd. Turn left for 1.7 miles to the sale site.

**From Bowling Green, KY (Exit 22, I-65):** Take Scottsville Rd. (US 231) south for 1 mile to KY 622 (Plano Rd). Turn right KY 622 for 9 miles to Henson Rd. Turn right for 1.7 miles to the sale site.



**Terms: Deposit:** 15% down on the day of sale.

**Balance:** Due with General Warranty Deed on or before 30 days.

**Buyer's Premium:** 10% added to the final bid to establish contract price.

**Taxes:** 2025 taxes will be prorated from delivery of deed.

**Possession:** With deed.

**Financing:** This sale is not contingent on financing.

**Make your financial arrangements prior to bidding. Property is sold as-is, with no warranties expressed or implied.**

**Lead Paint Disclosure:** This home was built prior to 1978 and may contain lead-based paint. Buyers will sign a lead paint waiver on the day of sale, stating there will be no further inspection. You have 10 days prior to the auction to inspect for lead paint.

**Property Preview Dates**

**Sunday July 13, 2-4 PM**

**Sunday July 20, 2-4 PM**

  
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**James Cook - Broker - Auctioneer 270-792-7205**  
**Barry Claypool - Broker - Auctioneer 270-796-7967**  
**james@bgforsale.com - barry@budgreenup.com**  
**www.budgreenup.com**