

# BARREN COUNTY, KENTUCKY LAKE FRONT PROPERTIES

REAL ESTATE - FARM MACHINERY- LAWN AND GARDEN - TOOLS - HOUSEHOLD

ARNOLD MORRIS ESTATE - 178 RALPH MORRIS ROAD. - GLASGOW, KENTUCKY 42141

21.45 ACRES  
2 PARCELS

# AT AUCTION

21.45 ACRES  
2 PARCELS

**SATURDAY JUNE 22, 2019 - 10 A.M. CDT**

**"IN THE QUIET OF THE COUNTRY"**

**TRACT #1:** FRONTING 74.52 FEET ON RALPH MORRIS ROAD AND OVER 1000 FEET ALONG BEAVER CREEK AREA OF BARREN RIVER LAKE. FEATURING A 2 -STORY FRAME RESIDENCE ON 10.393 ACRES.

**ABOUT THE HOME:** THIS RESIDENCE FEATURES COVERED FRONT PORCH WITH 4- COLUMNS ON BRICK STANDARDS. 4 BEDROOMS (2 UP AND 2 DOWN); MASTER BEDROOM HAS A CUSTOM BATH WITH WALK IN SHOWER. LIVING ROOM HAS OUTSIDE ACCESS ON TWO SIDES, HEATED WITH EMPIRE PROPANE STOVE. COUNTRY KITCHEN HAS AMPLE CABINETS AND BUILT IN PANTRY. UTILITY ROOM AT REAR OF HOME HAS OUTSIDE ACCESS. OTHER AMMENITIES ON THIS PARCEL INCLUDE: COMBINATION BARN 62 X 70 WITH GANGWAY AND TWO SHEDS WITH LOFT AND STALLS AS WELL AS ADDITIONAL CORN CRIB AND OTHER ACCESSORY BUILDINGS WAITING FOR A TOUCH OF THE BRUSH.

**TRACT #2 :** 11.060 ACRES FRONTING 65.77 FEET ALONG RALPH MORRIS ROAD AND 450 FEET ALONG BEAVER CREEK AREA OF BARREN RIVER LAKE. GREAT SPOT FOR THAT NEW HOME OR YOUR NEXT DEVELOPMENT.

**AUCTIONEERS COMMENTS:** THESE TWO TRACTS ARE LOCATED IN A DESIREABLE PART OF BARREN COUNTY, KENTUCKY WHERE PROPERTY IS IN HIGH DEMAND. THIS PROPERTY HAS SCENIC VISTAS OVERLOOKING THE SURROUNDING COUNTRYSIDE. SELDOM DO YOU GET THE CHANCE TO CAPITALIZE ON THIS CLASS OF PROPERTIES, FRONTING ON A QUIET ROAD, BUT BEING NEAR GLASGOW, SCOTTSVILLE AND BARREN RIVER LODGE AND CAMPGROUNDS, JUST A SHORT DRIVE FROM LOUIE B. NUNN PARKWAY WHICH MAKES THIS PROPERTY EVEN MORE DESIRABLE. BE WITH US SALE DAY TO OWN ONE OR MORE OF THESE PROPERTIES.

**FARM MACHINERY:** ALLIS CHALMERS D 12 WITH CULTIVATORS AND SICKLE BAR MOWER. FORD 1320 TRACTOR WITH TURF TIRES AND 60" BELLY MOWER, BOBCAT ZT-219 ZERO TURN MOWER WITH NASTY VAC- SYSTEM, DUAL AXLE (6.5 X 12) UTILITY TRAILER WITH DROP GATE, 48" LANDPRIDE TILLER, 5 HP LAZYBOY TILLER, 3 PT DISC, GRADER BLADE, 3PT SEED SOWER, AIR COMPRESSOR, AIR TANK, LAWN AERATOR, LAWN SWEEPER, HAY ELEVATOR, 300 GALLON FUEL TANK, 2 PUSH MOWERS, FENCING.

**STANLEY POLSTON ESTATE;** HUSKAVARNA YTH 21K-46 LAWN MOWER/ BAGGER, BLACK AND DECKER MITER SAW, VERMONT AMERICAN ROUTER WITH TABLE, MILLER FALLS CHISEL AND SPADE DRILL SET IN CHEST, WOOD BAR CLAMPS, SANDER, ROUTER, HAND DRILLS, TAP AND DIE SET, SOLDER GUN, DREMEL TOOL, HAND SAWS, LAWN SEED SOWER, REFINISHED CABINET, B AND D WORK TABLE, DRAIN SNAKE, CRAFTSMAN 10" TABLE SAW, DRILL PRESS WITH STAND, DRILL BITS JOINER, DEWALT RADIAL ARM SAW, GARDEN SPRAYER, FERTILIZE SPREADER, MILWAUKEE SAWZALL, CHAIN SAW, EXTENSION LADDER. **SCHOOLS:** RED CROSS ELEMENTARY & BARREN COUNTY HIGH. **EVERYTHING SELLING AS IS.**

**TERMS:** REAL ESTATE 15 % NON-REFUNDABLE DEPOSIT DOWN DAY OF SALE. BALANCE DUE WITH GENERAL WARRANTY DEED ON OR BEFORE 30 DAYS. 7% BUYERS PERMIUM ADDED TO FINAL BID ON REAL ESTATE TO ESTABLISH CONTRACT PRICE. **REAL ESTATE TAXES:** 2019 PRORATED FROM DELIVERY OF DEED. POSSESSION WITH DEED. THIS SALE IS NOT CONTINGENT ON FINANCING. MAKE YOUR FINANCIAL ARRANGEMENTS PRIOR TO BIDDING.

**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 SALE TAKE PRECEDENCE OVER ALL ADVERTISING. SALES PERSONNEL AVAILABLE FOR SHOWING AT YOUR CONVENIENCE.

**LEAD BASE PAINT:** HOME BUILT PRIOR TO 1978 AND MAY CONTAIN LEAD PAINT PURCHASER HAS 10 DAYS PRIOR TO SALE TO INSPECT FOR LEAD BASE PAINT AND SIGN WAIVER DAY OF SALE RELINQUISHING ANY FURTHER INSPECTION FOR LEAD BASE PAINT.

**OPEN HOUSE - SUNDAY JUNE 9TH & JUNE 16TH - 2 - 4 P.M.**



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1218 HIGH STREET  
BOWLING GREEN, KY 42101

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