

AT AUCTION - SATURDAY - MAY 9, 2026 - 10:00 AM CDT - LIVE ON SITE

WARREN COUNTY, KENTUCKY LAND AND HOME

36.77 ACRES FRAME RESIDENCE - 4 TRACTS 36.77 ACRES

6094 MORGANTOWN RD. (U.S. 231 NORTH) BOWLING GREEN, KY

AUCTION SITE AT 6382 MORGANTOWN ROAD UNDER THE BIG TOP

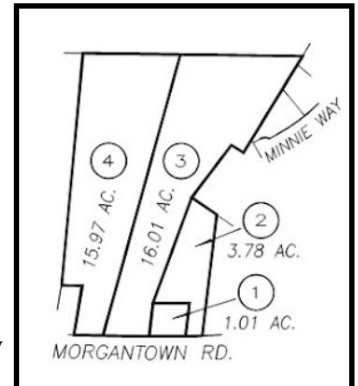
Tract #1 – Improved by a one story 2 bedroom, one bath frame residence ready for renovation. Home is situated on 1.01 acres fronting Morgantown Rd. 220 feet and 200 feet in depth. **Lead Paint:** Home was built prior to 1978 and may contain lead paint. Buyer will have 10 days prior to auction to inspect for lead paint and sign a waiver on sale day stating that there will be no further inspection for lead paint.



Tract #2 – 3.78 acre tract mostly wooded fronting Morgantown Rd. 101.08 ft. and 730 feet in depth. Suitable for many uses. Joins Tracts #1 and #3.

Tract #3 – 16.01 acres fronting Morgantown Rd. 248.04 ft. and 1748 ft. in depth. Joins Tracts #1 and #2 as well as Dogwood Village Subdivision near Minnie Way Drive. Plenty of acreage to enjoy with room to roam.

Tract #4 – 15.97 acres fronting Morgantown Rd. 175.90 ft. and 1748 ft. in depth. Mostly wooded and well elevated tract. Mother Nature at its best.



Auctioneers Comments:

These tracts are located about 3 miles north of William H. Natcher Parkway (Interstate 165), Exit #7 and 5 miles north of Veterans Memorial Boulevard, near new Warren County Elementary School and the Westside Bowling Green business district. These properties will be sold with a recent land survey, boundaries clearly marked. Rural water line fronts all tracts. If you are looking for a small tract or larger tract of land well located that will sell in a price range you can afford, be with us sale day.

Schools: Warren Elementary, Moss Middle and Warren Central High.

Directions to Auction: From William Natcher Parkway (Exit 7) take U. S. Highway 231 north 3 miles to sale site (6382 Morgantown rd.).

Taxes: 2026 Taxes prorated from delivery of deed. **POSSESSION:** With deed. Auction banners posted.

Terms:

15% down of sale, balance with General Warranty Deed on or before 30 days.

10% buyer's premium added to final bid to establish contract price. Property selling in as-is condition.

**Bud
Greenup**
Real Estate
& Auction Co.

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