

NANCY J. MORGAN ESTATE

1319 COLLEGE STREET, BOWLING GREEN, KY

AT AUCTION
SATURDAY - OCTOBER 22, 2016 10 a.m.

COLLEGE HILL LOCAL HISTORIC DISTRICT

5 BEDROOM - 3 BATH - 2 STORY BRICK RESIDENCE
ADDITIONAL DUPLEX RESIDENCE - ALLEY ACCESS

ABOUT THE HOME: THIS BRICK RESIDENCE IS SITUATED ON 50 X 254 FOOT LOT WITH AN ADDITIONAL DUPLEX APARTMENT BUILDING FEATURING ONE BEDROOM ONE BATH UNITS AND PAVED ALLEY TO THE REAR. THE MAIN RESIDENCE WITH 5 BEDROOMS AND 2 KITCHENS AS WELL AS 3 FULL BATHS, AND A BASEMENT WITH OUTSIDE ACCESS.

FEATURES INCLUDE: **BASEMENT:** KITCHEN 16 X 6, BEDROOM 14 X 10, AND FAMILY ROOM 27 X 13 WITH PRIVATE ENTRANCE. MAIN FLOOR: 9 FOOT CEILINGS, PARLOR 13 X 9' 6", LIVING ROOM 20 X 13 WITH BRICK FIREPLACE, CROWN MOULDING AND GLASS FRONT BOOKCASES, FORMAL DINING ROOM 14 X 14, EAT IN KITCHEN WITH BUILT IN RANGE AND DISHWASHER WITH AMPLE CABINETS, PANTRY AND ENCLOSED PORCH. **MASTER BEDROOM:** 15 X 17 WITH WALK IN CLOSET, TILED FLOOR IN FULL BATH 14 X 8, WITH CROWN MOULDING, SEPARATE TUB AND SHOWER. **BEDROOM #2:** 15 X 17 WITH WALK IN CLOSET, ADJACENT 12 X 11 CHILD'S BEDROOM WITH OUTSIDE ACCESS, CARPET OVER HARDWOOD FLOORS.

UPSTAIRS: BEDROOM 15 X 13, BEDROOM 18 X 13 SHARING FULL BATH, CARPET OVER HARDWOOD. **ZONED RM - 4**

PERSONAL PROPERTY: LOVE SEAT, 2 BARREL BACK CHAIRS WITH TUFTED BACK WITH MATCHING FOOT STOOL, 2 WING BACK CHAIRS, GLASS TOP TABLE, CONCRETE PLANTERS, FLUTED VASE, FIGURINES, ONYX LAMP WITH TAPERED SHADE, PINE ROCKER WITH CANE BOTTOM, MAHOGONY CHAIR WITH EMBROIDERED SEAT, LADDER BACK CHAIR WITH TWINE SEAT, RECTANGULAR DRESSING SEAT, FERN STAND, BARREL BACK CHAIR WITH CANE SEAT, BOOKSHELF, M. J. TISDALE PRINT, ASSORTED FRAMED PRINTS AND MORE. **VEHICLES:** 1998 BUICK LESABRE, 1971 CHEVROLET CHEYENNE 1/2 TON PICKUP. **AUCTIONEER'S COMMENTS:** THIS RESIDENTIAL FACILITY IS LOCATED NEAR WESTERN KENTUCKY UNIVERSITY WITH APPROXIMATELY 21,000 STUDENTS IN THE COLLEGE HILL HISTORIC DISTRICT JUST DOWN THE STREET FROM HENRY HARDIN CHERRY HALL AT 1319 COLLEGE STREET. THIS FANTASTIC LOCATION IS ONLY ONE REASON TO BUY THIS PROPERTY. SELDOM DOES AN OPPORTUNITY TO BUY PROPERTY THIS CLOSE TO CAMPUS ARISE AND WITH THE ONGOING EXPANSION OF THE UNIVERSITY THIS PROPERTY IS SURE TO BECOME MORE IN DEMAND. WESTERN WAS FOUNDED AROUND 1906 AND THIS HOME WAS BUILT AROUND 1915, SO THEY HAVE BOTH STOOD THE TEST OF TIME. MR. AND MRS MORGAN OWNED AND ENJOYED THIS PROPERTY FOR AROUND 38 YEARS AND NOW IT CAN BE YOURS. IF YOU ARE LOOKING FOR A HOME OR JUST A SOLID INVESTMENT BE WITH US SALE DAY TO SEIZE THIS OPPORTUNITY. **TERMS:** REAL ESTATE; 15 % DOWN DAY OF SALE, BALANCE WITH GENERAL WARRANTD DEED ON OR BEFORE 30 DAYS. A 7 % BUYERS PREMIUM WILL BE ADDED TO THE FINAL BID TO ESTABLISH CONTRACT PRICE. **TAXES:** 2016 TAXES WILL BE PRORATED FROM DELIVERY OF DEED. **POSSESSION:** WITH DEED. **PERSONAL PROPERTY:** CASH OR GOOD CHECK IN FULL DAY OF SALE. 6% SALES TAX UNLESS YOU PRODUCE A RESALE CERTIFICATE. **EVERYTHING, REAL ESTATE, PERSONAL PROPERTY AND VEHICLES SELLS IN AS IS CONDITION. THIS AUCTION IS NOT CONTINGENT ON FINANCING. MAKE YOUR FINANCIAL ARRANGEMENTS PRIOR TO BIDDING. AUCTION COMPANY NOT RESPONSIBLE FOR ACCIDENTS.**

SALE LOCATION: 1319 COLLEGE STREET, BOWLING GREEN KY. **DIRECTIONS TO SALE:** FROM DOWNTOWN BOWLING GREEN AND FOUNTAIN SQUARE, TAKE COLLEGE STREET SOUTH 3 BLOCKS TO SALE. AUCTION BANNERS POSTED. SALES PERSONNEL AVAILABLE TO SHOW PROPERTY AT YOUR CONVENIENCE. **LEAD BASE PAINT:** HOME AND DUPLEX WERE BUILT PRIOR TO 1978 AND MAY CONTAIN LEAD BASE PAINT. YOU WILL HAVE 10 DAYS PRIOR TO SALE TO INSPECT FOR LEAD BASE PAINT AND SIGN A WAIVER DAY OF SALE ALLOWING NO MORE INSPECTION FOR LEAD BASE PAINT.



SALE PREVIEW DATES: SUNDAY OCTOBER 9th & SUNDAY OCTOBER 16th 2-4 p.m.

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