

# NANCY C. GREEN REVOCABLE TRUST PROPERTY

SALE LOCATION: 10495 GLASGOW ROAD, SMITHS GROVE, KENTUCKY 42171

# AT AUCTION 93.08 ACRES 9 TRACTS SATURDAY OCTOBER 12, 2019 - 10 A.M.

SELLING IN 9 INDIVIDUAL TRACTS WITH RIGHT OF COMBINATION - NO BINDING ELEMENTS

FIRE PROTECTION WATER PRESSURE-SELLING UNDER RULES OF AGRICULTURE

PROPERTIES FRONTING ON GLASGOW ROAD (U.S. HIGHWAY 68) & HAYS-PONDSVILLE ROAD

NEAR INTERSTATE 65 EXIT 38 HAYS COMMUNITY - NEAR BARREN COUNTY -RURAL WATER LINE

NORTH WARREN ELEMENTARY SCHOOL WARREN EAST MIDDLE SCHOOL WARREN EAST HIGH SCHOOL

## ABOUT THE PROPERTY;

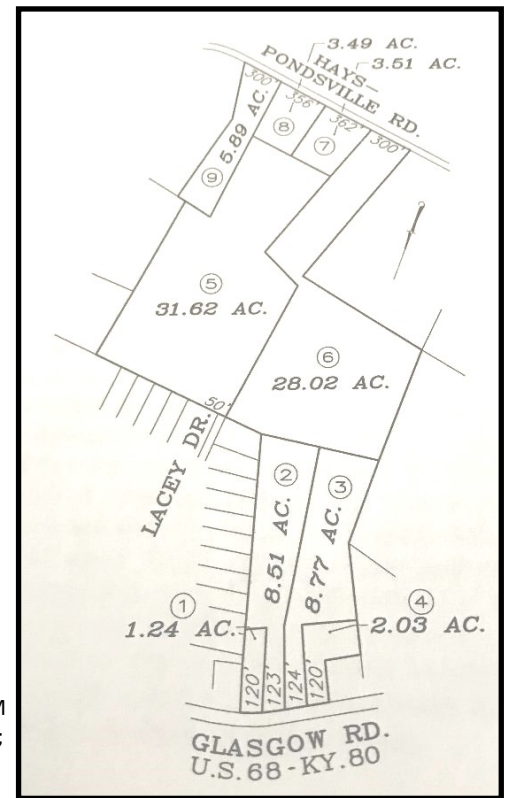
THIS PROPERTY IS CONVENIENTLY LOCATED BETWEEN BOWLING GREEN, KY ,GLASGOW, KY NEAR SMITHS GROVE, KY ON A FEDERAL HIGHWAY. THIS CENTRALLY LOCATED PROPERTY LENDS ITSELF TO MANY USAGES SUCH AS CROPS, CATTLE FARM, OR DEVELOPMENT WITH PROPER ZONING.

TRACTS 1 THRU 4 ,TRACTS 5 & 6 HAVE FIRE PROTECTION WATER PRESSURE WHICH IS MANDATORY FOR SUBDIVISION DEVELOPMENT IN THIS COUNTY. FARM HAS PEMBROKE AND BAXTER SOILS THAT ARE AMONG THE MOST DESIRABLE.

- TRACT #1 1.24 ACRES FRONTING 120 FEET ALONG U.S. HIGHWAY 68
- TRACT #2 8.51 ACRES FRONTING 123.86 FEET ALONG U.S. HIGHWAY 68
- TRACT #3 8.77 ACRES FRONTING 124.31 FEET ALONG U.S. HIGHWAY 68
- TRACT #4 2.03 ACRES FRONTING 120.00 FEET ALONG U.S. HIGHWAY 68
- TRACT #5 31.62 ACRES FRONTING 50.00 FEET AT END OF LACEY DRIVE RIGHT OF WAY
- TRACT #6 28.02 ACRES FRONTING 300.00 FEET ALONG HAYS-PONDSVILLE ROAD
- TRACT #7 3.51 ACRES FRONTING 362.83 FEET ALONG HAYS-PONDSVILLE ROAD
- TRACT #8 3.49 ACRES FRONTING 356.22 FEET ALONG HAYS-PONDSVILLE ROAD
- TRACT #9 5.89 ACRES FRONGING 300.00 FEET ALONG HAYS-PONDSVILLE ROAD

**AUCTIONEERS COMMENTS:** WITHOUT A DOUBT PROPERTY IN WARREN COUNTY , (THE FASTEST GROWNING COMMUNITY IN THE STATE OF KENTUCKY) HAS BEEN, AND WILL CONTINUE TO BE THE OVERALL BEST INVESTMENT. THESE TRACTS ARE BECOMING HARDER TO FIND WITH THE RULES ONE MUST COMPLY WITH TO DEVELOP PROPERTY. IF YOU ARE LOOKING FOR A PLACE TO BUILD OR JUST A SOLID INVESTMENT BE WITH US SALE DAY TO PURCHASE ONE OR ALL OF THESE DESIREABLE TRACTS THAT WILL SELL IN A PRICE RANGE THAT YOU CAN AFFORD. **TERMS;** 15% NON -REFUNDABLE DEPOSIT DAY OF SALE, BALANCE WITH SPECIAL WARRANTY DEED ON OR BEFORE 30 DAYS. A 7% BUYERS PREMIUM WILL BE ADDED TO FINAL BID TO ESTABLISH CONTRACT PRICE. TAXES FOR 2019 WILL BE PAID BY SELLERS; 2020 TAXES AND AFTER PAID BY PURCHASERS. POSSESSION OF REAL ESTATE ON JANUARY 1<sup>ST</sup> 2020. EVERYTHING SELL AS IS CONDITION. AUCTION COMPANY NOT RESPONSIBLE FOR ACCIDENTS.

**DIRECTIONS TO SALE:** FROM SMITHS GROVE, KENTUCKY AND INTERSTATE 65 EXIT #38 TAKE KY HWY 101 SOUTH ONE BLOCK TO U.S. 68. TURN LEFT AND GO 3.5 MILES TO SALE; FROM GLASGOW KENTUCKY AT U.S. 31-E TAKE U.S. 68 WEST 13 MILES TO SALE. **PROPERTY PREVIEW SUNDAY SEPT 22<sup>ND</sup> 2 - 4 P.M. AND SUNDAY OCTOBER 6<sup>TH</sup> 2 - 4 P.M.**



1218 HIGH STREET  
BOWLING GREEN, KY 42101

270-843-3366 800-452-3091

TN FIRM 16864 TAL 1530

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

Barry Claypool

Broker

Auctioneer

270-796-7967

Terry Hale

Oakland KY

App. Auctioneer

270-796-7082

Billy Carver

Barren County KY

Auctioneer

270-678-2700

Neal Cole

Allen County KY

Auctioneer

270-237-7455