

The Patrick David Napier Estate

3 BEDROOM - 2 BATH - BRICK RESIDENCE

114 QUARRY VIEW DR - BOWLING GREEN, KY

AT AUCTION

Saturday January 18, 2014 10 a.m.

ABOUT THE HOME: This brick home is located in a quiet established neighborhood just off Blue Level Road on a well elevated 100 x 190 lot in Quarry View Estates Subdivision just minutes from the Russellville Road business district. REAL ESTATE SELLS IN AS IS CONDITION ABOVE AND BELOW GROUND.

HOME FEATURES: L- shaped Entry foyer 8' 9" x 7' 4". **Family room:** 20' 7" x 19' irregular shaped featuring fireplace with raised hearth, **Spacious kitchen** and dining room 26' x 12' 6" with ample cabinetry, full bath off central hallway with tub and shower combination.

Utility room: off central hallway with W/D hookup.

Master bedroom: 12' 5" x 11' 5" with vanity area, also full bath with tub and shower combination.

Bedroom #2: 12' x 8' 9"

Bedroom #3: 12' x 8' 9"

Linen closet: located at end of central hallway.

Other features include attached garage, covered front porch paved drive and partially fenced rear yard.

AUCTIONEERS COMMENTS: This home has been vacant for some time and repairs and decorating to suit your taste must be made at purchasers expense before it is ready for occupancy. This is a Handyman special in an area where other property is undergoing renovation and will sell in a price range that you can afford. Be with us sale day to purchase this home in a very desirable neighborhood just moments from shopping areas, school and interstate highway system. **SCHOOLS:** Rockfield Elementary, Moss Middle, Warren Central High

ORDER OF SALE: Real estate sells promptly at 10:00 am REAL ESTATE SELLS IN AS IS CONDITION.

DIRECTIONS TO SALE: From Bowling Green Kentucky at William H. Natcher Parkway and U.S. Highway 68-Ky. 80, Take U.S. Highway 68 west ½ mile to Blue Level Road (Ky. Hwy 432), turn right onto Blue Level Road and go 1 ½ miles, turn right onto Quarry View Drive, Auction Banners Posted.

TERMS: PROPERTY SELLING AS IS. 15% NON REFUNDABLE DEPOSIT SALE DAY, BALANCE DUE IN FULL ON OR BEFORE 30 DAYS WITH GENERAL WARRANTY DEED. OWNERS TITLE INSURANCE PROVIDED TO PURCHASER BY SELLERS AT SELLERS EXPENSE. 2013 TAXES PAID BY SELLER. 2014 TAXES PRORATED FROM DELIVERY OF DEED. Home was built prior to 1978 and may contain lead base paint. Prospective purchasers will have 10 days prior to purchase to inspect for lead base paint and sign waiver of further inspection on sale

MAKE YOUR FINANCIAL ARRANGEMENTS PRIOR TO BIDDING. SALE IS NOT CONTINGENT ON FINANCING

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