

THE LARRY JOE & SHARON KAY PRICE HOMEPLACE

1044 LEGION PARK ROAD, GREENSBURG, KENTUCKY

1.25 +/- **AT AUCTION** 1.25 +/-
ACRES ACRES

SATURDAY, JUNE 12, 2021 @ 10:00 A.M. CDT

4 BEDROOM - 2 ½ BATH - BEDFORD STONE RESIDENCE & GROUNDS FRONTING GREEN RIVER

2005 CHEVROLET COLORADO - SINGLE CAB - 4 CYL - AUTOMATIC TRANSMISSION

ABOUT THE HOME: THIS RANCH-STYLE BEDFORD STONE RESIDENCE HAS A SPLIT BEDROOM FLOOR PLAN WITH HARDWOOD FLOORING, TILE AND CARPET THROUGHOUT. A TILED FRONT ENTRY LEADS TO A FORMAL LIVING ROOM (17 X 14.5) WITH A FUNCTIONAL FIREPLACE, A LARGE KITCHEN AND DINING ROOM COMBINATION (25.7 X 10) WITH TILE FLOORING. FAMILY ROOM (25.5 X 11.9) WITH CARPET AND OUTSIDE ACCESS IS ADJACENT TO DINING ROOM. **BEDROOM #1** (14.5 X 11.8) WITH HIS & HERS CLOSETS ADJACENT TO A FULL TILE BATH WITH SHOWER/ TUB COMBINATION. **BEDROOM #2** (11.8 X 10.5) WITH BUILT-IN BOOKSHELF. **BEDROOM #3** (11.8 X 10.5) BEDROOMS # 2 AND #3 ARE ADJACENT TO A FULL TILE BATH WITH TUB/SHOWER COMBINATION. **BEDROOM #4** OFF FRONT ENTRY HALL (16.7 X 14) WITH ½ TILE BATH, WASHER & DRYER HOOKUP, AND ALSO OUTSIDE ACCESS. PROPERTY FRONTS LEGION PARK RD. 207 +- FT. AND GREEN RIVER 108 FT. **AUCTIONEERS COMMENTS:** THIS WELL-MAINTAINED HOME HAS BEEN IN THE PRICE FAMILY SINCE 1986. HOME HAS APPROXIMATELY 1880 SQ. FT. (PVA) ON THE MAIN FLOOR WITH A PARTIAL BASEMENT, CENTRAL GAS HEAT AND AIR, A SPACIOUS PAVED DRIVEWAY LEADING TO A METAL CARPORT, WITH A CONCRETE RAMP TO A COVERED FRONT PORCH. IF YOU ARE LOOKING FOR A SOLID HOME IN AN ESTABLISHED NEIGHBORHOOD, THIS MIGHT BE WHAT YOU WANT. BE WITH US ON SALE DAY TO CAPITALIZE ON THIS OPPORTUNITY. **REASON FOR SALE:** MRS. PRICE HAS MOVED TO SMALLER ACCOMMODATIONS.



DIRECTIONS TO SALE: FROM COLUMBIA KENTUCKY & LOUIE B. NUNN CUMBERLAND PARKWAY EXIT 46; TAKE KY HIGHWAY 55 & KY HIGHWAY 61 NORTH 3 MILES TO KY HIGHWAY 61; TURN LEFT, GO 19 MILES TO KY HIGHWAY 70 AT GREENSBURG, KENTUCKY. TURN RIGHT ONTO KY HIGHWAY 70, 2 MILES CROSSING GREEN RIVER TO KY HIGHWAY 417 EAST; TURN RIGHT ONTO KY HIGHWAY 417, GO 1.4 MILES TO SALE. FROM EDMONTON KENTUCKY EXIT 29 LOUIE B, NUNN CUMBERLAND PARKWAY, TAKE U.S 68 NORTH 9 MILES TO KY HIGHWAY 70 INTERSECTION, TURN RIGHT, GO 13 MILES PAST KY HIGHWAY 61 INTERSECTION, CONTINUE ACROSS GREEN RIVER TO KY HIGHWAY 417 EAST, AUCTION BANNERS POSTED. **LEAD PAINT DISCLOSURE:** THIS HOME WAS BUILT PRIOR TO 1978 AND MAY CONTAIN LEAD PAINT. YOU HAVE 10 DAYS PRIOR TO AUCTION TO INSPECT FOR LEAD PAINT. AT THE CONCLUSION OF THE AUCTION, THE BUYER WILL SIGN A WAIVER, STATING THERE WILL BE NO FURTHER INSPECTION FOR LEAD PAINT.

TERMS OF SALE: A 10% **NON -REFUNDABLE** DEPOSIT, DAY OF SALE. BALANCE WITH GENERAL WARRANTY DEED ON OR BEFORE 30 DAYS. A 10% BUYER PREMIUM WILL BE ADDED TO THE FINAL BID TO ESTABLISH THE TOTAL CONTRACT PRICE. **POSSESSION:** WITH DEED. THIS AUCTION IS NOT CONTINGENT ON FINANCING. MAKE YOUR FINANCIAL ARRANGEMENTS PRIOR TO BIDDING.

EVERYTHING SELLS IN AS-IS CONDITION WITH NO WARRANTY IMPLIED EXCEPT FOR TITLE. CDC GUIDELINES IN PLACE



PROPERTY PREVIEW

SUNDAY, MAY 30, 2021

SUNDAY, JUNE 6, 2021

1:00 P.M. - 3:00 P.M.

EACH DAY



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