

**2 SALES -- MAXINE RIGELWOOD HOMEPLACE -- 2 SALES**

**2 -- TRACTS -- 2**

**AT AUCTION**

**Saturday July 28, 2012 10 a.m.**

**600 RIGELWOOD LANE - 687 BROOKWOOD DRIVE  
14.64 ACRES - 2 HOMES - PERSONAL PROPERTY**

**TRACT #1:** 5.236 Acres with a sprinkling of trees. fronting 586' on Rigelwood Lane.  
Improvements include: 1 1/2 bath brick residence, detached garage.

**HOME FEATURES**

**Dining Room:** 17' 10" x 8'

**Spacious Kitchen:** 14' 4" x 14' with island

**Laundry Room:** 15' 6"

**Family Room:** 19' 3" x 13' 7" with fireplace and raised hearth

**Master Bedroom:** 14' x 4" x 13' 4" with full bath

**Bedroom # 2:** 13' 9" x 10' 6"

**Bedroom # 3:** 13' 6" x 9' 4". Detached garage 24 x 22 with 20 x 16 shop addition and floored attic.

**TRACT #2:** 8.34 Acres fronting 637 feet on Rigelwood Lane joins Tract #1. This is a well elevated tract mostly open, perfect for that new home or possibly divisible with Planning Commission approval.

**SALE #2:** 687 Brookwood Drive featuring a 2 bedroom home on a 1.07 Acre corner lot fronting 229 feet on Brookwood Drive and 211 feet along Rigelwood Lane, this is a candidate for a starter home or investment property with a touch of the brush.

**PERSONAL PROPERTY:** Books, primitive tools, mantel, wooden chest, flat top trunk, old furniture in need of restoration, 2 King heaters, platform scale, stereo, singer sewing machine, nail keg, rope hoist, landscape lights, ice tongs, utility cabinets, pressure cooker, flat irons.

**AUCTIONEER COMMENTS:** Mrs. Rigelwood built this home and has lived here for many years maintaining these properties herself but declining health has made it impossible for her to continue. She has moved to other accommodations with family and now giving you the opportunity to purchase these properties at Public Auction. Be with us on July 28, 2012 at 10:00 a.m. for this opportunity.

**ORDER OF SALE:** 600 Rigelwood Lane will be sold promptly at 10 a.m. in two individual tracts with right of combination followed by 687 Brookwood Drive then personal property immediately after.

**SCHOOLS:** Warren Elementary, Moss Middle, Warren Central.

**DIRECTIONS:** From Bowling Green KY and Veterans Blvd (US 68 By-Pass) and US 231 North (Morgantown Rd). Take US 231 north 1 mile just past Natcher Parkway to Brookwood Drive - turn left - go 1/2 mile to Rigelwood Lane. **TERMS:** Real Estate 15% Non-Refundable deposit down day of sale. Balance due with General Warranty Deed on or before 30 days. 7% Buyers Premium added to final bid to establish contract price. **TAXES:** 2012 prorated from delivery of deed. Possession w/deed. **Property selling AS - IS condition**

**PERSONAL PROPERTY:** Cash or good check in full on day sale. 6% sales tax Auction firm not responsible for accidents. Announcements made day of sale take precedence over all advertising.

**AUCTION BANNERS POSTED!!**

**SALES PERSONELL AVAILABLE TO SHOW PROPERTY AT YOUR CONVENIENCE**



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

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

1218 High Street Bowling Green, KY 42101  
P.O. Drawer 220 Smiths Grove, KY 42171

TN Firm 16864 TAL 1530



barry@budgreenup.com www.budgreenup.com



**Barry Claypool, Broker Auctioneer**  
800-452-3091 270-843-3366

**Chuck Layne, Auctioneer**  
**Terry Hale, App. Auctioneer**



Barry



Terry