

MAXINE RIGELWOOD ESTATE & FAMILY FARM

80 ACRES OF WOODLANDS AND ROLLING MEADOWLAND AT THE END OF A COUNTRY LANE - 3BEDROOM - 2 BATH BRICK RESIDENCE – BARN - MACHINERY SHED
DIVIDED INTO 5 ACREAGE TRACTS

893 BROOKWOOD DRIVE AND 469 CROWS LANE
BOWLING GREEN, WARREN COUNTY, KENTUCKY

AT AUCTION

SATURDAY NOVEMBER 14TH, 2015 @ 10:00 A.M. CST

ABOUT THE FARM: TRACT #1 Featuring a 3 bedroom 2 bath brick residence built in 1983 in need of repair and refurbishing. Home is nestled in the woods on a 6.16 acre tract fronting 260 feet more or less on Brookwood Dr. containing around 1700 sq. ft. - Home has been vacant for some time. This is truly a handy man special. Come and take a look. Also included on this tract is a 65 X 46 combination barn and a 50 X 20 machinery shed.

TRACT #2 3.38 acres more or less of woods and wildlife fronting 80 feet more or less on Brookwood Dr. and joins Tract # 1 and Tract #3. Well elevated site.

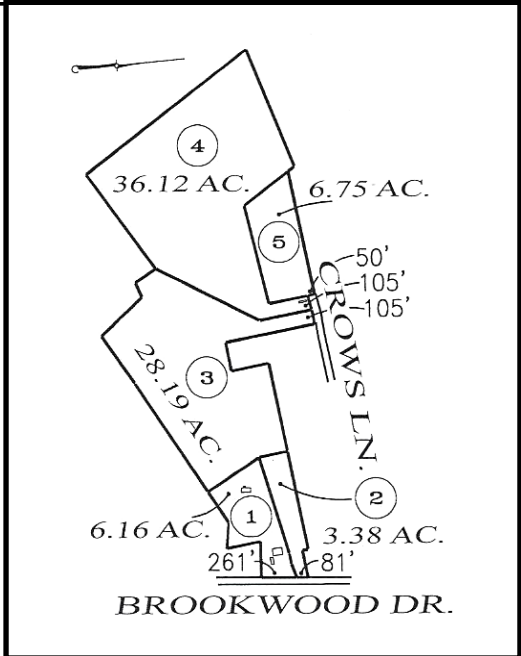
TRACT #3 28.19 acres of rolling meadowland fronting 105 feet more or less on Crows Lane. This tract is mostly open with a sprinkling of trees near the rear. Lots of home sites on this tract. Lays the best and perfect size for the gentleman farmer.

TRACT #4 36.12 acres more or less fronting 105 feet more or less on Crows Lane. This tract is unimproved with woods and open meadow land. Wildlife is in abundance here with lots of possibilities. This is just the right size for the city farmer.

TRACT #5 6.75 acres fronting 50 feet more or less at the end of Crows Lane. This tract has a pond with meadow on the front and wooded on rear. Just a great tract of land at the end of a country lane. **AUCTIONEERS COMMENTS:** This property containing 80.60 acres by recent survey has been in this family for a long time. Located in an established neighborhood just minutes from Veterans Boulevard shopping concentration and interstate highway system with good neighbors and a rural fire department close by. If you are looking for a tract to build that special home, refurbish the home that is here, one or more of these tracts might be just what you are looking for. Just minutes from Western Kentucky University, Bowling Green Technical School, and Downtown Bowling Green. Be with us sale day to seize this opportunity. Auction site at the end of Crows Lane under the big top.

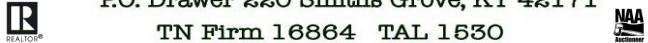
SCHOOLS: Warren Central Elementary, Middle and High Schools.

TERMS AND CONDITIONS: 15% NON – REFUNDABLE DEPOSIT DAY OF SALE, WITH A 7% BUYERS PREMIUM ADDED TO FINAL BID TO ESTABLISH CONTRACT PRICE. BALANCE DUE ON OR BEFORE 30DAYS WITH GENERAL WARRANTY DEED. TITLE OPINION FURNISHED BY SELLERS. **TAXES:** 2015 TAXES PAID BY SELLERS. POSSESSION: WITH DEED. **THIS SALE IS NOT CONTINGENT ON FINANCING. MAKE YOUR FINANCIAL ARRANGEMENTS PRIOR TO BIDDING. EVERYTHING SELLS IN AS IS CONDITION WITH NO WARRANTY IMPLIED ACCEPT TITLE.**



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