

**THE EULA WITHAM DICKENS ESTATE**  
**3214 Smallhouse Road - Bowling Green, KY**  
**AT AUCTION**  
**Saturday November 10th 10 a.m.**  
**3 Bedroom - 2 bath - Brick residence - Attached garage**  
**Fenced rear yard - 100 x 170 lot - Personal effects - Furniture**

**ABOUT THE HOME:** This 3 bedroom brick ranch is located in Thomasdale Estates Subdivision on Smallhouse Rd. **HOME FEATURES:** include 18' 9" x 16' 2" family center with exposed beams and brick fireplace with raised hearth.

**KITCHEN:** 11' 6" x 10' 10" built in dishwasher, disposal and pantry. **DINING ROOM:** 11' 7" x 10' 10" parquet flooring, chair rail and crown moldings.

**MASTER BEDROOM:** 15' x 12' carpeted, crown mounding, full bath with tub/shower combination. **BEDROOM #2:** 13' 8" X 10' 8" chair rail, carpeted with his/her closet. **BEDROOM #3:** 12' 5" x 10' 8" carpeted. All bedrooms are accessed from central hallway. Also attached garage 22 x 20 with rear entry overhead door, natural gas, central heat-air.

**PERSONAL PROPERTY:** Dressing screen, Round oak table and 4 chairs, maple tea cart, oak corner cupboard with glass front. Maple washstand, mixed wood chair with cane bottom and back, rectangular table with fancy legs with rollers, night stand, round oak dining table, bookcase, maple dinette table, child's dresser, oval maple coffee table, Duncan Phyph rectangular table, maple dresser, park bench, 2 maple end tables, 4 drawer chest, Frigidaire Refrigerator, Whirlpool Electric Range, Microwave, Fatman chair and ottoman, couch, entertainment cabinet, maple bed, red velvet occasional chair, lamps, rocker recliner, oversized dresser, cabinet model sewing machine, oak rocker, swivel rocker, Zenith cabinet model TV, framed Fountain Square print, sailboat model, books, small freezer, checkerboard, 6' stepladder, push mower, framed prints, Emerson radio, exercise machine, wicker wall mounted dressing station, figurines, vases, spinning wheel, glassware, fan and much more. **AUCTIONEER COMMENTS:** This brick residence built in 1979 has been well maintained and is really for your own personal decorating touch. Don't miss this opportunity to own this home that is in an established neighbor hood with county tax rate. **ORDER OF SALE:** Real Estate sells promptly 10am followed by personal property. **EVERYTHING SELLING AS-IS CONDITION DIRECTIONS:** From US 231 South (Scottsville RD) take Cave Mill Road west to Smallhouse Rd or from US 31 W South take Campbell Lane east one mile past Hunting Creek to Smallhouse Rd, turn right. **SCHOOLS:** Natcher Elem, Drakes Creek Middle and Greenwood High. **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 on Real Estate to establish contract price. **REAL ESTATE TAXES:** 2012 prorated from delivery of deed. Possession w/deed.

**PERSONAL PROPERTY:** Cash or good check in full day of sale 6% sales tax. Check web for more photos.



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

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