

234 Old Scottsville Rd  
Bowling Green, KY 42103

1.44 Acre  
3100 sq ft home  
Garage & Utility Barn

# AUCTION

1.59 Acre  
Building Lot  
Personal Property

Saturday, October 16th 10AM



Location: 234 Old Scottsville Road, Bowling Green, Ky 42103  
- Just off Cumberland Trace Road - Banners Posted

**Tract 1** - 1.44 acre lot fronting Old Scottsville Road 180.4 ft., Improvements consist of a modern 4 bedroom 4 bath custom home recently remodeled. Features include a tile sun room, large living room with fireplace, hardwood floors and crown molding, formal dining room with built-in cabinets opening out to a screened in porch area, beautiful country kitchen with all the built-ins. The master suite has vaulted ceilings, crown molding, plush carpeting, french doors opening to outside patio area. The large master bath has a spacious closet, separate vanities, whirlpool tub and tile combination, steam and full body shower. Two bedrooms have modern tile baths with showers and the guest bedroom is adjacent to another custom tile bathroom. The garage is detached and also has an area that could be refinished as an office. The utility barn is 77.5' x 48.5' with concrete floors, electricity and water. Excellent storage, workshop area and play room. The grounds are designed and landscaped with shade trees privacy. Tract 1 is located in the Bowling Green Annex area and served by the Bowling Green Fire Department.

**Tract 2** - 1.59 Acres and fronting Old Scottsville Road. Beautiful building lot with gas, water and electric ready for your new home. Tract 2 is partially in the Bowling Green Annex and Warren County tax districts.

**Personal Property** - Furniture, miscellaneous tools, household goods, lawn ornaments & more. See inside for complete list.



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"The Auctioneers"

Call for Details:  
**James Cook**  
Broker/Auctioneer  
**(270)792-7205**



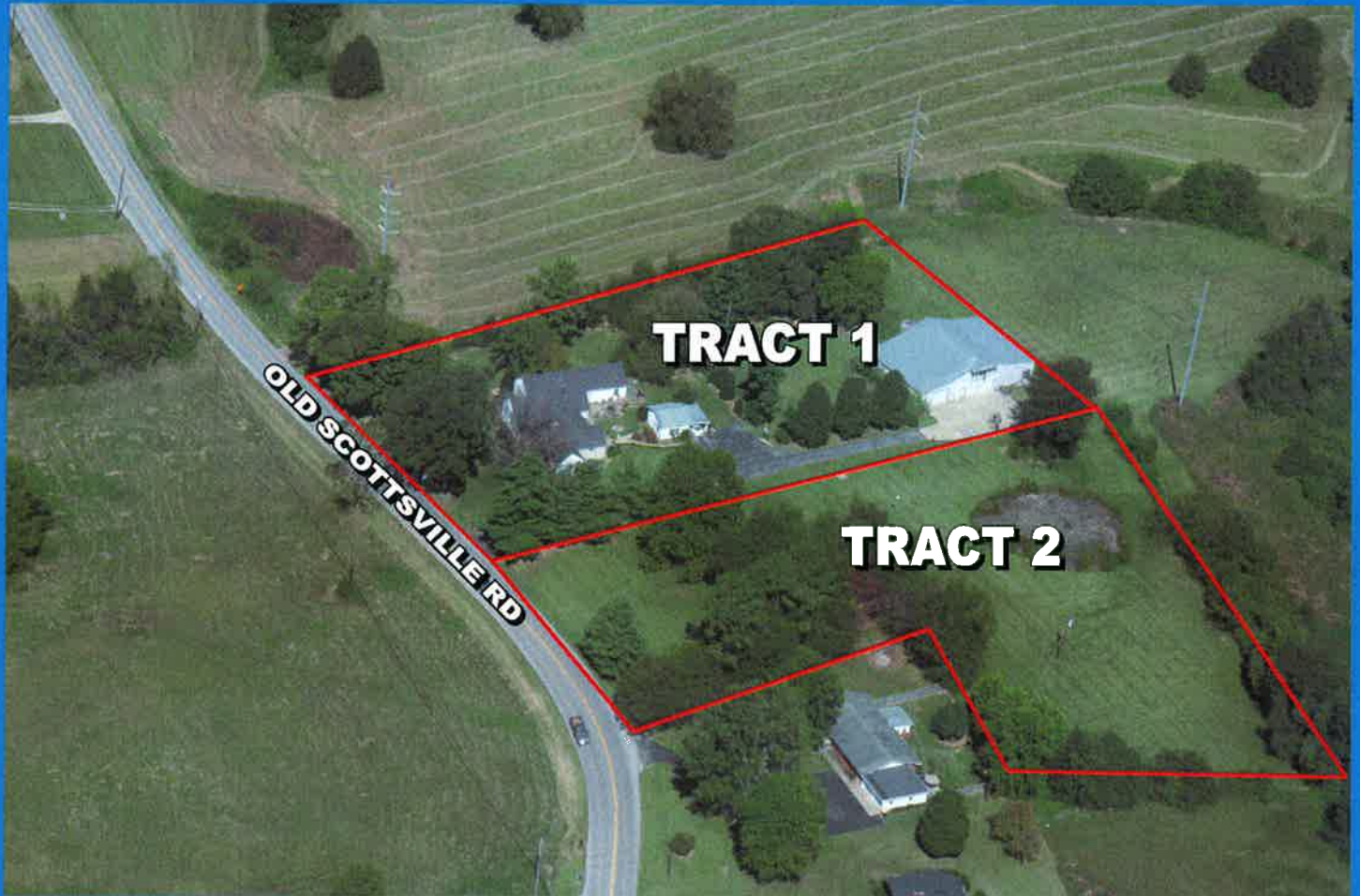
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**Announcements made the day of the sale take precedence over any advertisements.**

**Terms & Conditions:** Real Estate: 10% down the day of the sale, with the balance being due on or before 30 days. The 2010 property taxes are to be prorated to the date of the closing. A 7% buyer's premium will be added to the final bid to determine the gross contract price. The seller will furnish a title of opinion and a general warranty deed. Other conditions: Bidders shall satisfy themselves as to the condition of the property and buildings and all items prior to bidding. This home was built prior to 1978 and may contain lead based paint, thus the successful bidder will be required to sign a waiver of inspection. If buyer wishes to conduct a Lead Based Paint Inspection, it must be conducted 10 days prior to the sale. All property is selling, "as is where is" both surface and subsurface. The real property is selling subject to all easements and restrictions recorded and unrecorded. Possession shall be with the deed at closing. All info is believed to be correct however no warranties or guarantees are



**Personal Property** - Oak pool table, ski ball table, poker table, 5 dining room chairs, couch & chair, misc. tables, ping pong table, BoFlex weight machine, tread mill, big screen TV, Troy built tiller, hand tools, misc chairs, grass blower, kerosene heaters, electric oil heater, jumper cables, electrical cords, drum set, filing cabinet, office desks, office chair, yard sign frames, 10 speed Swinn bicycle, extension ladder, mole traps, advertising kiosk, yard tools, hand sprayer, pole trimmer, 2 TV's, golf bag golf clubs, stackable washer/dryer, window air conditioner, baseball bats, gloves, archer target stackable chairs, gas space heater, batting cage nets, plastic tubes, metal ice chest, oak mirror, shop vac, stereo equipment, wood bed, horse drawn plow, snow skis, bed frame & mattress, folding chair, #5 stone crock, misc lumber, pvc pipe, electric smoker, lawn mower trailer, commercial leaf blower, fertilizer spreader, mower, wire fencing, hot water heater, Christmas lights, lawn ornaments, Radio Flyer wagon, lamps, card tables, leaf power blower, air tank, propane patio heater.

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**AUCTION**

**SATURDAY, OCTOBER 16TH, 10AM**

**2 TRACTS, MODERN HOME &  
PERSONAL PROPERTY**

**James Cook**  
Broker/Auctioneer  
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