

TWO ABSOLUTE AUCTIONS

Saturday, May 15th 10 AM



AUCTION #1

"The Old Rockfield School"



Location: 9207 Russellville Road, located at the corner of US HWY 68-80 and State HWY 242. 9 miles from downtown Bowling Green, KY

The property is known as the Old Rockfield School property and improved by a 15,500 sq ft brick and steel building originally designed as class rooms, cafeteria and gymnasium. Renovated in 2000 to a retail Antique Mall operation with 3 central gas heat & air units, restrooms, modern lighting & electrical. and utilized as a retail antique store & mall. The original school building has a shingle roof and the gymnasium section has a membrane roof.

There is also a brick building containing 700 sq ft open office design with restroom and central heat and air, presently leased to the US Post Office as the Rockfield Post Office until December 31, 2012 for an annual rental of \$6,550 per year. Utilities include Warren County Water, Warren Rural Electric, phone and cable also available. The property contains 3.93 acres and fronts US Hwy 68-80, 366 ft and 417 ft on State Hwy 242. Currently approved for Highway Business zoning with binding elements. Land lays level with adequate parking.

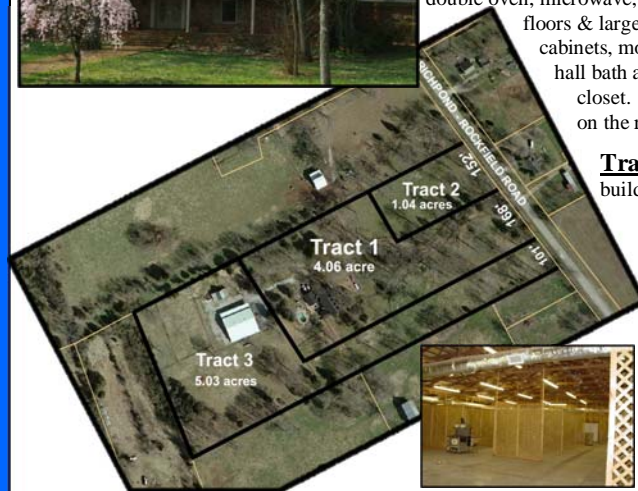
The property has countless potential for commercial usages as well as investment income built in. This has been a very successful antique retail center and was closed only due the the owners re-locating out of state. Very high traffic & high visibility corner available to you at your price. Selling absolute to the highest bidder.

AUCTION #2

Tract 1, 2, & 3 - This property combined, represents a beautiful home place graced with black plank fencing, gated entrance, mature trees with a 6 bedroom home 3 1/2 bath, swimming pool, and utility building.



Tract 1: 4.06 Acres with 168 ft frontage and improved by a two story brick executive home with gated entrance lined with shade trees. The first level of home has a large foyer, living room with brick fireplace and mantel, A breakfast area, country style kitchen complete with double oven, microwave, dishwasher and cook top. The dining room off kitchen has hardwood floors & large setting area or family room. Large utility room with counter top, cabinets, mop sink and 1/2 bath. Also on the main level are two guest bedrooms, hall bath and the Master Suite area with large bedroom, master bath and walking closet. Upstairs is three bedrooms, bath and family or game room. Balcony on the rear of the upstairs over looks the large patio and swimming pool area.



Tract 2: 1.04 Acres with 152 ft frontage, a beautiful wooded residential building site

Tract 3: 5.03 acres with 101 ft frontage, this tract has a 80' x 80' commercial style metal building



(6,400 sq ft under roof) with 2 central heat and air units and concrete floor. This building can be utilized for various usages.

Location: 335 Richpond Rockfield Road (Hwy 242), 1/4 mile from US 68-80 and the old Rockfield School Property.

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 wavier 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 expressed or implied.

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