

# Western Hill Mobile Home Park

Income Producing  
3.23 Acres

# AUCTION

Investment Property  
39 Mobile Home Pads

## Saturday, August 20th 10 AM CDT

**ONSITE & ONLINE with LIVE STREAMING VIDEO**  
**www.BGforSale.com**



**1770 Holly Drive**  
**Bowling Green, KY 42101**

Russellville Road to Morgantown Road  
Turn Right on Holly Drive  
- Banner Posted.

**Description:** Property consist of 3.23 Acres Zoned Highway Business (HB). Currently developed into a mobile home park with 39 pads & 26 mobile homes selling as one unit. Utilities include water, sewer, electric, cable and phone. Currently operating with a resident manager, 2010 income in the \$60,000 range. For income information contact Selling agents.

**Sale procedure:** Real estate and mobile homes will be selling as one sale and will not be separated.

A Buyers Premium of ten percent (10%) will be added to the high bid to determine the gross sales price.

**Conditions of Sale:** Seller will furnish a General Warranty Deed and furnish a title opinion. 26 mobile homes will be selling with clear titles. The real estate and mobile homes will be selling "AS IS" with no warranties expressed or implied other than title.

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

**Terms & Conditions:** Purchaser will be required to deposit \$20,000 day of sale and execute a purchase agreement. Closing to be on or before 30 days from sale. Rents & deposits will be reconciled to the date of deed. A 10% 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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