

SOUTH CENTRAL KENTUCKY FARM & HOME AUCTION

28.62± ACRES

On-Site: 2222 Penns Chapel Rd, Bowling Green, KY 42101

MARCH 17 • 10 AM CT

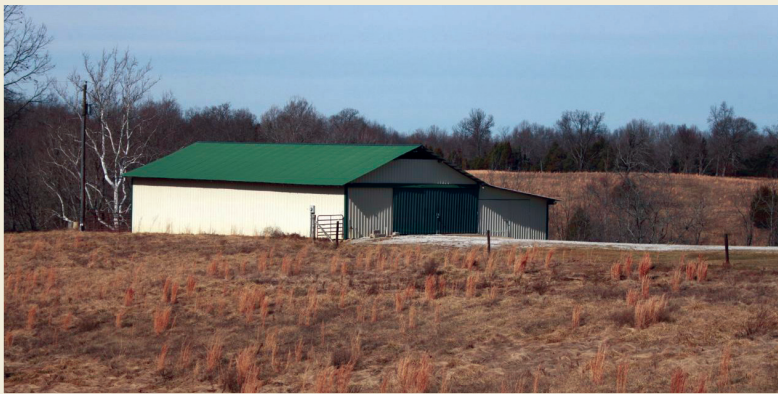
Property Features:

- 1,739± sq ft country home
- 2 BR, 1.5 BA
- Pasture & fencing
- Large barn with horse stalls
- Creek
- Stocked fishing pond
- Private & secluded setting
- Ideal for horse owners
- Warren County location

Looking for your peaceful country home? Look no further. This property has a private setting with beautiful scenic views in Warren County and features a cozy 2-bedroom, 1.5-bath home with 1,739± sq ft of living space. The home offers a fireplace, large kitchen, formal dining room and many recent updates. Exterior features include a large deck and an above ground pool, perfect for entertaining. Additional exterior amenities include a stocked pond, fencing, pasture, creek, a large barn with horse stalls and a shop area with concrete floors and electric. Don't wait – make this property yours on auction day!



**Heartland Realty
& Auction LLC**



270-783-3000 • UCHeartlandAuctions.com

Brokers/Auctioneers: Ron Kirby, Jr., CAI, AARE, CES, UCMA • Chris Graviil, UCMA

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905 Lovers Lane, Suite 300, Bowling Green, KY 42103

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TERMS: 10% down day of sale balance due no later than April 17th, 2018. Possession will be given at closing. 2018 real estate taxes prorated at closing. A 10% buyer's premium will apply. Real Estate is selling "As-Is, Where Is" and subject to all easements and restrictions, recorded and unrecorded. The home was believed to be built prior to 1978 and an opportunity to test for lead based paint is offered prior to sale day; a waiver is required to be signed if you are the winning bidder. We encourage your personal inspections and due diligence, prior to bidding. There are no pre-sale or post-sale contingencies, including financing, appraisals or inspections. A General Warranty Deed will convey property by current legal description. A recent survey has been conducted. Announcements made sale day take precedence over advertisements. Franchise office independently owned and operated.