

**PRIME PROPERTY  
+/-5955 FT OF ROAD FRONTAGE  
COMMERCIAL POTENTIAL**

**+/-33 Acres  
Offered in 7 Tracts**

# ABSOLUTE AUCTION

## Saturday, February 25th 10AM

### Neovia Spears Estate

**SALE #1**

**Location: 4162 Old Bowling Green Road, Scottsville, KY  
Also fronts new 231 N Veterans Memorial HWY**



**Directions:** From Scottsville at the intersection of HWY 231 & 31E, right beside the Dollar General Market, follow 231N towards Bowling Green, less than 2 1/2 miles to sale site, signs posted.

**Tract 1 - 10.50 Acres:** Excellent tract of land fronts 3 roads. Lots of potential for commercial or residential. This partial corners on Veterans Memorial HWY (231) & Old State Rd, also fronts Old Bowling Green Rd.

**Tract 2 +/-11.06 Acres:** Long Rd frontage on Veterans Memorial HWY (231) & Spears Rd. This is a great investment opportunity.

**Tract 3 - +/-1.92 Acres** Corners on Spears Road and the Old Bowling Green Rd.

**Tract 4 +/-1.02 Acres & Tract 5 +/-2.39 Acres:** Front Old Bowling Green Road. These tracts will make good building lots for homes or duplexes. Great location.



**Tract 6 +/-1 Acre:** This is the home place. Older 3 bedroom brick home with basement and carport, living room, kitchen, dining area, one bath, utility room, all on a large shaded lot with a little work. This will make a good place to live in a great location.

**Tract 7 +/-5.04 Acres:** This tract corners on the Old Bowling Green Road & the Old State Road and will make good building lots if re-divided or just a nice 5 acre tract to build your new home on.

**Partial List of Personal Property:** Old poplar table, high back oak bed, old dresser, chest of drawers, Treddle sewing machine, 3 piece cedar bedroom suite, platform rocker, twin bed, 3 piece bedroom suite, kitchen table & 4 chairs, couch, end tables, TV, quilts, old books, potty chair, cane, walker, Pride Huv Around - like new, refrigerator, pots & pans, Fire King, creative china, dishes, utensils, wood iron board, hand tools, ladder, shelves, air compressor, 5 dollar certificate Hamilton National Bank Chattanooga, 1928 series red letter 2 dollar bill, large 1 dollar bill has one silver dollar wrote on it, series of 1923.

**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 2012 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 home 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. 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. All personal property paid for by cash day of sale.

**James Cook  
Broker/Auctioneer  
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**Oliver Pardue  
REALTOR®/Auctioneer  
(270)622-9444**

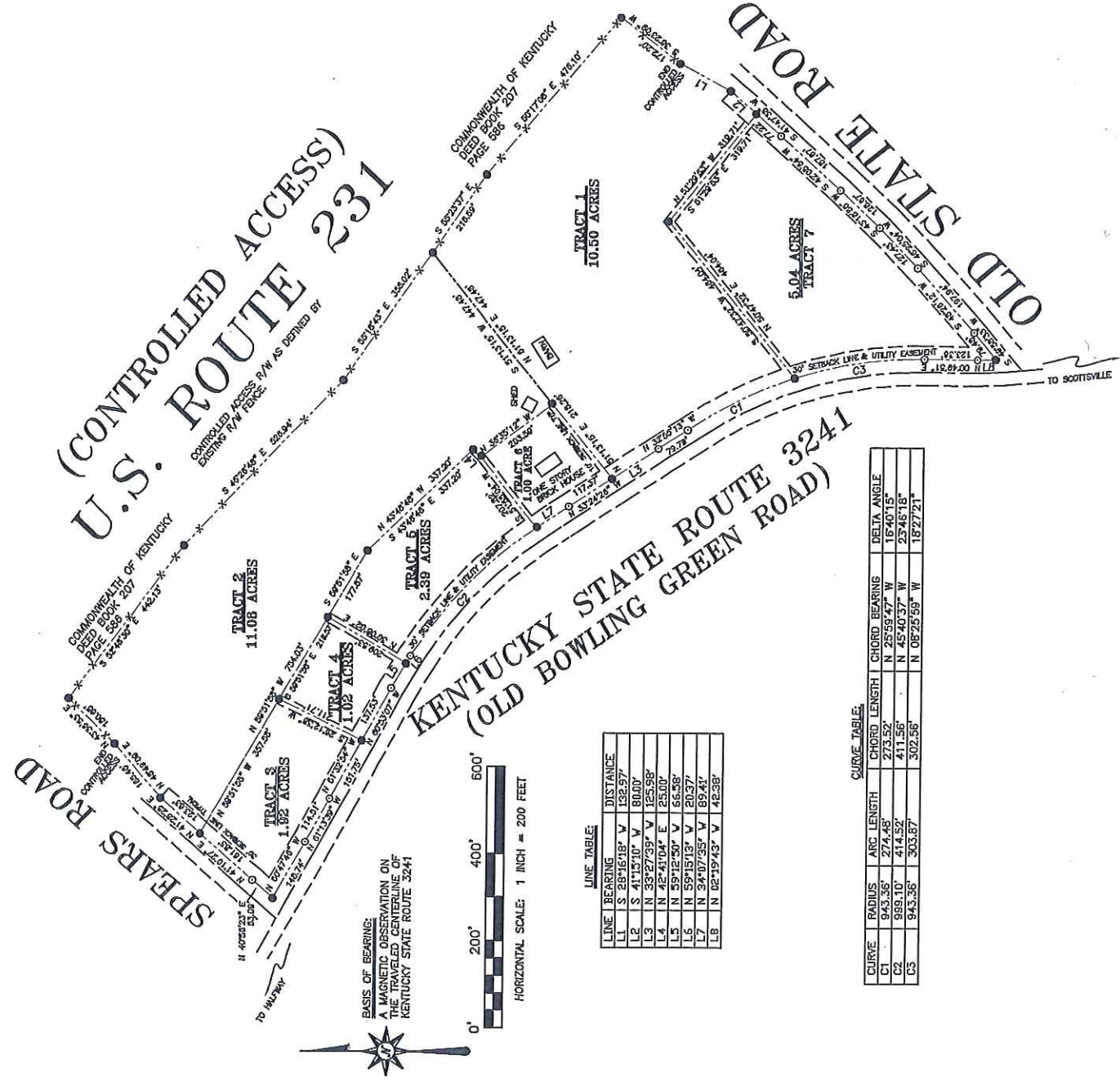
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**TOTAL FRONTAGE**

- TRACT 1 1560.11
- TRACT 2 1643.20
- TRACT 3 639.92
- TRACT 4 204.11
- TRACT 5 434.89
- TRACT 6 206.78
- TRACT 7 1266.02

**FRONTAGES ON OLD STATE ROAD**

- TRACT 1 385.17
- TRACT 7 796.41

**FRONTAGES ON KENTUCKY STATE ROUTE 3241**

- TRACT 1 480.25
- TRACT 3 415.00
- TRACT 4 204.11
- TRACT 5 434.89
- TRACT 6 206.78
- TRACT 7 469.61

**FRONTAGES ON U.S. ROUTE 231**

- TRACT 1 694.69
- TRACT 2 1327.09

**FRONTAGES ON SPEARS ROAD**

- TRACT 2 439.74
- TRACT 3 224.92