

482 Bristletown Road
Glasgow, KY 42141

Premium
Investment
Property

AUCTION

Great
Location
Country Setting

Saturday, July 9th 10:00 AM

Owner: Vance Family



Directions: From 31E Take Trojan Trail +/-1.7 miles, then turn right on Roseville Rd, go +/-2.5 miles then left on Bristletown Rd, go +/-0.4 miles property on the left, Signs Posted.



Building to be sold separate from Real Estate.

**PREVIEW OF HOME
MONDAY, JUNE 27TH
3-5PM**

Nice 3 bedroom, brick home with living room, eat in kitchen, small den, bath, & sun room. The home has central heat & air, hardwood floors, metal roof., nice lot and detached car port. This home would make excellent rental property, first time home buyer property, or retirement property. Don't miss this sale!

Personal Property: Large Storage Building, Washer & Dryer, and Refrigerator.

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

Terms & Conditions: Real Estate: 15% down the day of the sale, with the balance being due on or before 30 days. The 2011 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 wavier 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.

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"The Auctioneers"

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