

GREAT LOCATION
+/-6,169 FT OF ROAD FRONTAGE
COMMERCIAL POTENTIAL

Frontage on 4 Roads
Unlimited Opportunity

+/-41 Acres
Offered in 5 Tracts

ABSOLUTE AUCTION

Saturday, February 25th 1pm

Neovia Spears Estate

SALE #2

Location: Approximately 5700 Veterans Memorial HWY (231), Scottsville, KY



Directions: From Scottsville at the intersection of HWY 231 & 31E, right beside the Dollar General Market, take HWY 231N towards Bowling Green less than 4.5 miles to sale site, signs posted just before Candy's Campers and only minutes to the Warren County line.

Tract 1 +/-7.87 acres :

Frontage on 3 Roads. This will make a excellent commercial tract great visibility. Just before Candy's Campers +/-1838 ft of total road frontage.

Tract 2 +/-8.95 Acres:

This tract has +/-1338 ft of frontage on 2 roads with an entrance off of HWY 231 & will make a great place for your new business.



Tract 3 - +/-3.10 Acres & Tract 4 - +/-3.68 Acres: Tracts 3 & 4 will make good building lots with visibility from HWY 231. The possibilities are endless.

Tract 5 - +/-17.55 Acres: This tract is separate from the other 4. It lays on the east side of HWY 231. It has +/-1994 ft of frontage and lays mostly rolling. It's wooded and open but in a great location. Right in front of JPMX Motorcycle Shop.

Auctioneer's Note: This property is located at one of the best locations in Allen County with lots of frontage on a major HWY and selling Absolute. Don't miss this opportunity.

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. 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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Call for Details:

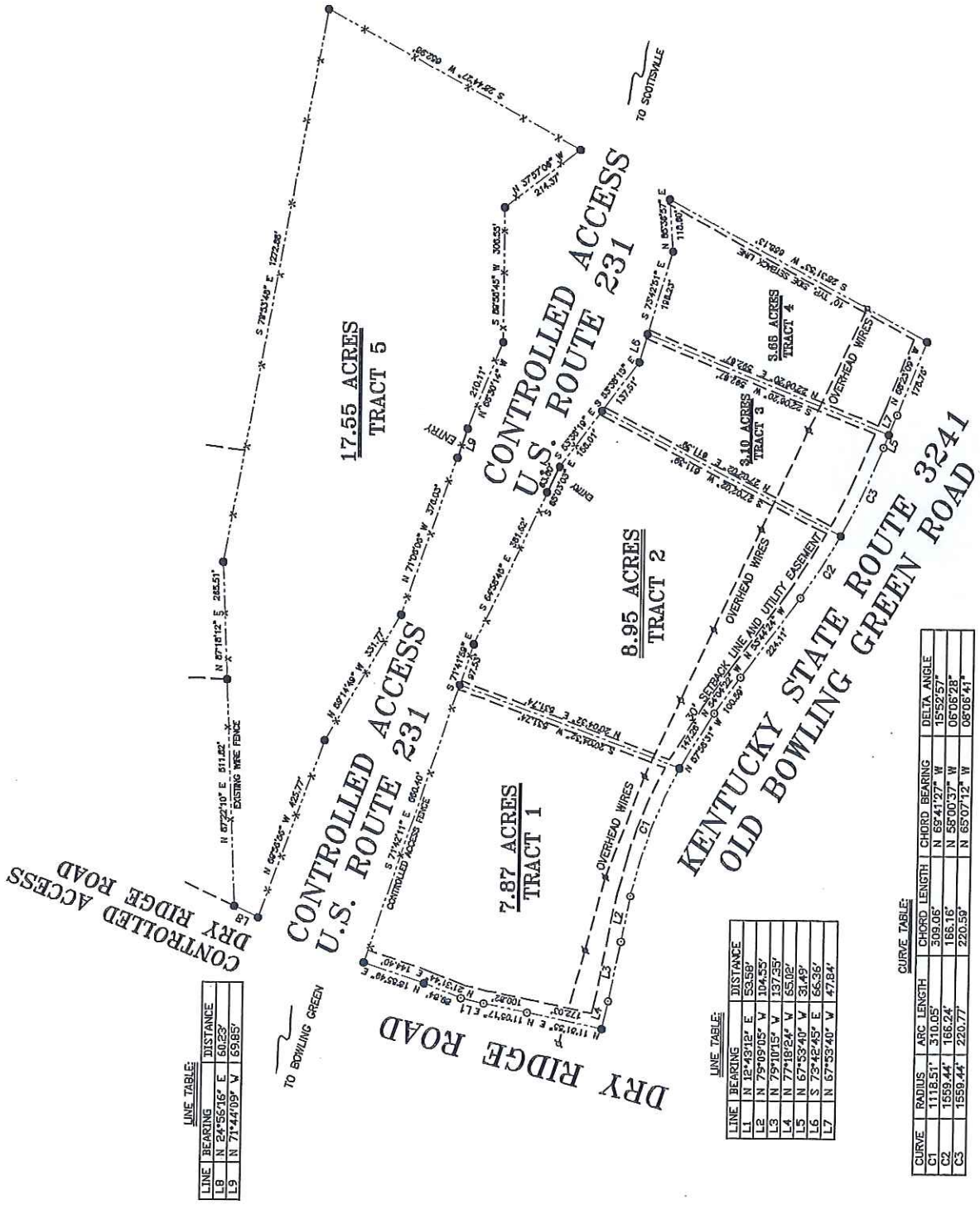
Wendell Garmon
REALTOR®/Auctioneer

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"The Auctioneers"

www.PruPartnersRealty.com



LINE TABLE:

LINE	BEARING	DISTANCE
L8	N 24°55'16" E	60.23'
L9	N 71°44'09" W	69.65'

LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 12°43'12" E	83.58'
L2	N 78°08'57" W	104.55'
L3	N 79°07'55" W	137.55'
L4	N 77°18'24" W	65.06'
L5	N 67°33'48" W	31.49'
L6	S 73°42'45" E	66.36'
L7	N 67°33'40" W	47.84'

CURVE TABLE:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1113.51'	310.05'	309.06'	N 69°41'27" W	15°52'57"
C2	1559.44'	166.24'	166.16'	N 65°00'37" W	06°06'28"
C3	1559.44'	220.77'	220.59'	N 65°07'12" W	06°06'41"

TOTAL FRONTAGE

- TRACT 1 1838.04'
- TRACT 2 1338.96'
- TRACT 3 456.13'
- TRACT 4 541.43'
- TRACT 5 1994.68'

FRONTAGES ON DRY RIDGE ROAD

- TRACT 1 560.67'
- TRACT 5 60.23'

FRONTAGES ON KENTUCKY STATE ROUTE 3241

- TRACT 1 616.97'
- TRACT 2 638.20'
- TRACT 3 252.26'
- TRACT 4 226.60'

FRONTAGES ON U.S. ROUTE 231

- TRACT 1 660.40'
- TRACT 2 700.76'
- TRACT 3 203.87'
- TRACT 4 314.83'
- TRACT 5 1934.45'