

* AUCTION SALE *

SATURDAY, FEBRUARY 15, 2014

10:00 am

LOCATED AT : 1540 OIL CITY ROAD, GLASGOW, KY

DIRECTIONS: TAKE HWY 68-80 WEST OFF BYPASS, APPROX. 1 MILE ON RIGHT.

---- SIGNS POSTED-----



ATTEND OUR SALE AND THIS COULD BE YOUR HOME : BRICK HOME WITH 1120 SQUARE FEET, UPDATES, CENTRAL HEAT/AIR, AND PARTIALLY FINISHED FULL BASEMENT. IT HAS REFINISHED ORIGINAL HARDWOOD FLOORS, AND A CARPORT. SITUATED ON APPROXIMATELY 0.26 ACRE LOT. THIS HOME IS CONVENIENTLY LOCATED WITH A PROBABLE SALES PRICE IN THE \$60.'S

AGENT'S NOTE: UNHEARD OF ?.. THEN COME VIEW THIS PROPERTY PRIOR TO THE AUCTION.
CALL HAROLD ARMSTRONG , BROKER-AUCTIONEER, FOR YOUR PERSONAL SHOWING
. HE CAN ASSIST YOU IN PRE-QUALIFYING IF YOU ARE IN NEED OF FINANCING.

**NO BUYER'S
PREMIUM**

TERMS OF SALE: 15% DOWN DAY OF SALE (NON-REFUNDABLE) ; BAL. DAY OF DEED

POSSESSION: UPON DELIVERY OF DEED/ CLOSING

TAXES: 2014 TAXES TO BE PRO-RATED DAY OF CLOSING.

INSURANCE : BUYER TO OBTAIN INSURANCE BY CLOSING.

INSPECTIONS: PROPERTY SELLING "AS IS", "WHERE IS" WITH NO WARRANTIES EXPRESSED OR IMPLIED.

INSPECTIONS PRIOR TO AUCTION CAN BE MADE BY CONTACTING HOMETOWN REALTY & AUCTION @ 270-651-7579.

LEAD BASE PAINT : INSPECTION PERIOD IS FROM NOW UNTIL AUCTION. BUYER REQUIRED TO SIGN PAINT WAIVER.

**ANY ANOUNCEMENTS MADE DAY OF SALE SUPERCEDES ANY PRIOR STATEMENTS OR ADVERTISEMENTS.
NEITHER OWNERS NOR AGENTS SHALL BE RESPONSIBLE FOR ACCIDENTS OR INJURY.**

HAROLD ARMSTRONG , BROKER-AUCTIONEER (270) 651-7579 or (270) 646-7000

Visit our website at : www.hometown-realty-auction.com

Email us at : hometown@glasgow-ky.com



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