

* AUCTION SALE *

SATURDAY, JUNE 28, 2014

10:00 am

LOCATED AT : 105 SOUTH MORGAN STREET, GLASGOW, KY

DIRECTIONS : off East Main Street, 2 blocks east of Public Square, turn right on S. Morgan Street

----- SIGNS POSTED-----



3 RESIDENTIAL UNITS UNDER ONE ROOF AND LOT:GOOD INVESTMENT

PROPERTY..... THIS 1 ½ STORY HOME HAS BEEN RENOVATED AND CONVERTED INTO 3 SEPARATE RENTAL UNITS WITH GROSS INCOME IN EXCESS OF \$1300. PER MONTH, OWNER PAYS UTILITIES \$350.00 MONTH +/-WHETHER YOU ARE JUST STARTING OUT WITH RENTALS OR ADDING TO YOUR PORTFOLIO, THIS IS A MUST SEE PROPERTY, IN THAT YOUR RETURN FOR YOUR INVESTMENT IS UNMATCHED IN NORMAL INCOME PRODUCING PROPERTY. THIS IS NOT A FIXER-UPPER, THE WORK HAS ALREADY BEEN DONE. CALL TODAY FOR ALL THE DETAILS.

AGENT'S NOTE: CALL HAROLD ARMSTRONG FOR A PERSONAL TOUR AND DETAILS TODAY. HE CAN ASSIST YOU IN PRE-QUALIFYING FOR A LOAN, IF YOU NEED FINANCING. BE SURE AND MARK YOUR CALENDAR AND ATTEND THIS SALE.

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

**NO BUYER'S
PREMIUM**



301 Happy Valley Road, Glasgow, KY



HAROLD ARMSTRONG, BROKER-AUCTIONEER
270-651-7579 OR 270-646-7000
BEN CENTERS, AUCTIONEER/SALES ASSOCIATE
270-622-1505

OUR WEBSITE: www.hometown-realty-auction.com
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