

* AUCTION SALE *

SATURDAY, MAY 17, 2014

10:00 am

LOCATED AT : 1577 LICK BRANCH ROAD, GLASGOW, KY

DIRECTIONS : TAKE HWY 90EAST, TURN LEFT ON LICK BRANCH RD, ---- SIGNS POSTED----



HOUSE & 0.93 ACRE LOT: THIS MODERN HOME 1435 SQUARE FOOT HOME WILL BE EXCELLENT FOR YOUR FAMILY OR FOR GOOD INCOME PRODUCING PROPERTY. THE HOME HAS A REAR DECK AND A WRAP-A-ROUND FRONT PORCH . THE EXTRAS INCLUDE TILE FLOORS IN THE KITCHEN, LAUNDRY ROOM AND BATH ROOM, WITH CARPET IN THE LIVING ROOM AND 2 LARGE BEDROOMS. IT HAS CENTRAL HEAT/AIR AND IS MOVE-IN READY. ALSO INCLUDES A 1 CAR ATTACHED GARAGE., AND A SECOND DETACHED GARAGE FOR STORAGE. LARGE YARD, SITUATED ON 0.93 ACRE LOT.

AGENT'S NOTE: CALL HAROLD ARMSTRONG FOR A PRIVATE SHOWING 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

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