

AUCTION

*** SALE ***

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

**SATURDAY,
MAY 10, 2014
10:00 AM**

LOCATION: 894 GORDON ROAD, WILLOW SHADE, KY

Directions: from Glasgow, take Hwy90E toward Burkesville to Willow Shade community, turn left on Gordon Rd., Property on Left. From Edmonton take Hwy 163 toward Tompkinsville, Left on Hwy 90 to Willow Shade turn on Gordon Road. ----- SIGNS POSTED -----



HOUSE , BARN, AND 46 ACRES.....ONE-OF - A - KIND PROPERTY..... HUNTER'S DREAM , THIS COULD BE YOUR HUNTING CABIN OR FIX IT UP TO MAKE YOUR DESIRABLE HOME..... SITTING ON 46 ACRES+/- WITH BARN, HAS WOODS, A CREEK AND COUNTRY VIEW... GREAT PLACE FOR WILDLIFE WATCHING AS THE TREE & WILDLIFE MANAGEMENT AREA. IS JUST ACROSS GORDON ROAD. (SEE PLAT IN OFFICE OF HOMETOWN REALTY)

CALL HAROLD ARMSTRONG, AUCTIONEER FOR DETAILS AND TO VIEW THIS PROPERTY PRIOR TO THE SALE. HE CAN ASSIST YOU IN PRE-QUALIFYING FOR A LOAN, SO YOU WON'T MISS THIS GREAT OPPORTUNITY.

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 W/IN 15 DAYS PRIOR TO 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 IN THE EVENT OF ACCIDENT OR INJURY.

**NO BUYER'S
PREMIUM**

Hometown
REALTY & AUCTION

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

EMAIL US AT: hometown@glasgow-ky.com

