

AUCTION



66.95 +/- ACRES SELLING IN 3 TRACTS

1538 INDUSTRIAL BYPASS N HWY 1008 & KENNETH UTLEY DR - FRANKLIN KY

SIMPSON CO INDUSTRIAL PROPERTY

TRACT 16: 10.00 +/- ACRES

FRONTAGE ON KENNETH UTLEY DRIVE - PARTIALLY GRAVELED - PRIME LOCATION-

TRACT 17: 5.00 +/- ACRES

FRONTAGE ON KENNETH UTLEY DRIVE OUTSTANDING LOCATION

TRACT 18: 51.95 +/- ACRES

FRONTAGE ON INDUSTRIAL BYPASS N & KENNETH UTLEY DRIVE - LAND HAS BEEN ROW CROPPED - ACCESS TO BEAUTIFUL CREEK AND BEAUTIFUL SCENERY IN THE BACK.



TOTAL ACREAGE IS 66.95 +/- ACRES- ALL TRACTS ARE ZONED HEAVY INDUSTRIAL AND LOCATED IN PRIME DEVELOPMENTAL AREA OF SIMPSON CO - SEWER AVAILABLE ON ADJACENT PROPERTY 1.5MILES OFF 31W AND 3.8MILES OFF OF I -65



MILLS
REAL ESTATE & AUCTION CO.
SCOTTSVILLE - GAMALIEL - GLASGOW
270-618-7800

ALL BIDDERS MUST REGISTER WITH A PHOTO ID. REAL ESTATE- 15% NON REFUNDABLE DEPOSIT DUE DAY OF AUCTION. BALANCE DUE ON OR BEFORE 45 DAYS. 10% BUYERS PREMIUM ON REAL ESTATE. POSSESSION WITH DEED. 2024 TAXES PRORATED AT CLOSING. ALL ITEMS SELLING AS-IS WHERE-IS WITH NO WARRANTY EXPRESSED OR IMPLIED. ALL ANNOUNCEMENTS MADE DAY OF AUCTION TAKE PRECEDENCE OVER ALL ADVERTISEMENTS. SELLERS NOR AGENT RESPONSIBLE FOR ACCIDENTS.

Russell Mills
Auctioneer
270-237-7625

Sandy Mills
Broker
270-618-9560

2% BROKER PARTICIPATION AVAILABLE ~ CALL RUSSELL MILLS FOR DETAILS 270-237-7625

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VICINITY MAP
NOT TO SCALE



OWNER:
WEST TO EAST, LLC
1417 BAY LAUREL AVENUE
BOWLING GREEN, KY 42104

EXHIBIT FOR:

LOT 15 OF THE M, M AND K PROPERTY
SUBDIVISION AND PART OF WEST, LLC
PROPERTY AND PART OF
DITTAJORS ROAD, AND INDUSTRIAL
BYPASS NORTH (REV. 07/1/008)
FRANKLIN, KY

VAN METER & SLAVES, LLC

2510 Lee Lane Drive - Bowling Green, KY 42102
PH: (270) 851-4001 F: (270) 851-4001 E: vanmeters@aig.com
DRAWN BY: VLS 2/28/14 DATE: 2/12/14
CHECKED BY: VLS
APPROVED BY: VLS



**PRELIMINARY
FOR REVIEW ONLY
NOT FOR LAND TRANSFER
OR CONSTRUCTION**