

# AUCTION

100.89 +/- ACERS SELLING IN 4 TRACTS

NORTH CAMPBELL ROAD AND GOUD LAKE ROAD - BOWLING GREEN, KY

MAR  
SATURDAY  
7 TH  
10:00  
AM



100.89 +/- ACRES WITH  
FRONTAGE ON 2 ROADS  
LOCATED IN JUST A SHORT DRIVE  
TO DOWNTOWN BOWLING GREEN  
& I-65 WITH HAVING THE PEACE  
OF BEING IN A RURAL SETTING.

FOR MORE INFO CALL AUCTIONEER : RUSSELL MILLS 270-237-7625 OR DAVID TOWE 270-606-5727

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. 2026 TAXES PRORATED AT CLOSING. ALL  
HOMES BUILT BEFORE 1978 MAY CONTAIN LEAD BASE PAINT. PROSPECTIVE  
BUYERS ARE GIVEN 10 DAYS PRIOR TO AUCTION TO CONDUCT LEAD BASE  
PAINT TEST. BUYER WILL BE REQUIRED TO SIGN A WAIVER OF ALL POST  
SALE INSPECTIONS. 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

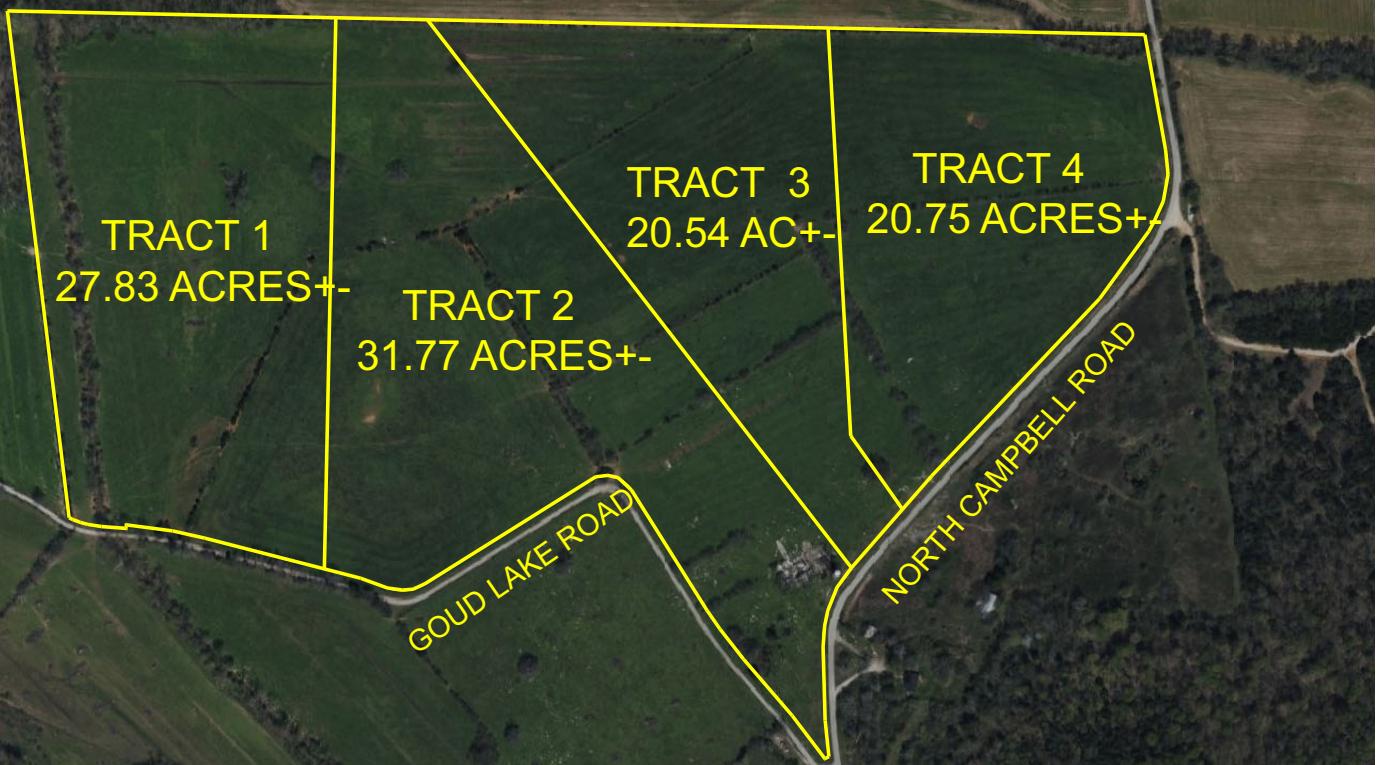
Auctioneer 270-237-7625

270-618-7800

Sandy Mills

Broker 270-618-9560

**WWW.RSMILLSAUCTIONS.COM**



**TRACT 1: 27.83 +/- ACRES - FRONTAGE ON GOUD LAKE ROAD - FRONTAGE ON RAYS  
BRANCH CREEK - PROPERTY LOACTED IN A FLOOD HAZARD AREA - OUTSTANDING  
SMALL FARM FOR ROW CROP LAND OR LIVE STOCK PLUS PRIME RECREATIONAL  
LAND**

**TRACT 2 : 31.77 +/- ACRES - FRONTAGE ON NORTH CAMPBELL ROAD AND GOUD  
LAKE ROAD - HOME SITE - OUTSTANDING ROW CROP LAND OR LIVESTOCK FARM -  
PRIME RECREATIONAL PROPERTY - PORTION OF THIS TRACT IS IN A FLOOD HAZARD**  
**TRACT 3 : 20.54 +/- ACRES - FRONTAGE ON NORTH CAMPBELL ROAD - HOME SITE -  
OUTSTANDING ROW CROP LAND OR LIVESTOCK FARM - PRIME RECREATIONAL  
PROPERTY - PORTION OF THIS TRACT IS IN A FLOOD HAZARD**

**TRACT 4: 20.75 +/- ACRES - FRONTAGE ON NORTH CAMPBELL ROAD - HOME SITE -  
OUTSTANDING ROW CROP LAND OR LIVESTOCK FARM - PRIME RECREATIONAL  
PROPERTY - PORTION OF THIS TRACT IS IN A FLOOD HAZARD**