

AUCTION

MAR
SATURDAY
7TH
10:00
AM

100.89 +/- ACRES SELLING IN 4 TRACTS

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



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.



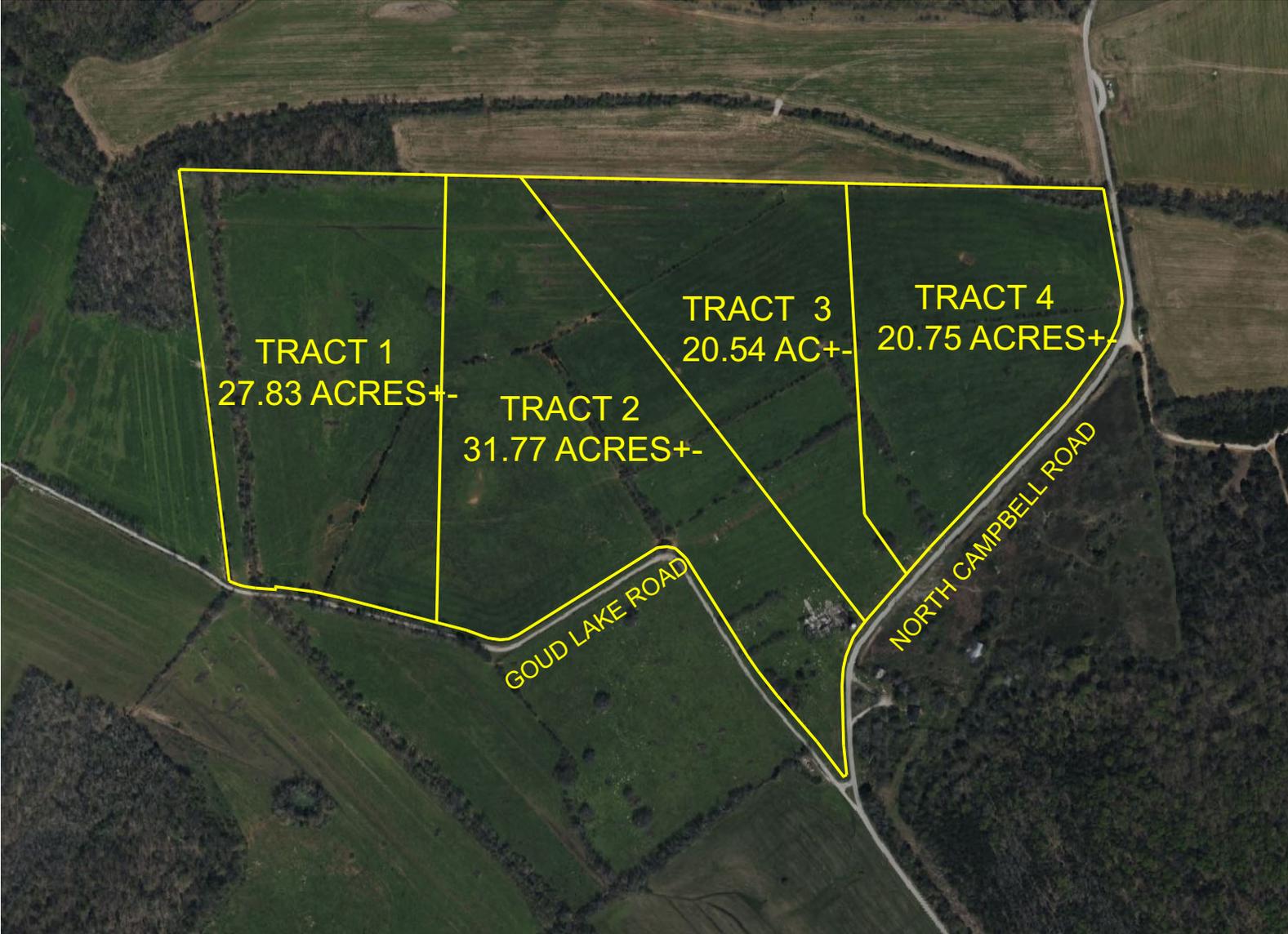
Russell Mills

Auctioneer 270-237-7625

Sandy Mills

Broker 270-618-9560

WWW.RSMILLSAUCTIONS.COM



**TRACT 1
27.83 ACRES+/-**

**TRACT 2
31.77 ACRES+/-**

**TRACT 3
20.54 AC+/-**

**TRACT 4
20.75 ACRES+/-**

GOUD LAKE ROAD

NORTH CAMPBELL ROAD

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

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