

# AUCTION

**MAY**  
**9<sup>TH</sup> @**  
**10 AM**

## HAPPY VALLEY RD - GLASGOW, KY



### 12.93+/- ACRES - 3 TRACTS

#### TRACT 1

- 8.21 +/- ACRES
- GREAT BUILDING SITE/PARKING LOT
- ACCESS TO HARRY KING RD

#### TRACT 2

- 2.12 +/- ACRES
- EXCELLENT BUSINESS BUILDING SITE
- CORNER LOT

#### TRACT 3

- 2.6 +/- ACRE
- EXCELLENT BUSINESS BUILDING SITE
- ACCESS TO HARRY KING RD

EXCELLENT OPPORTUNITY FOR HWY 90 BUSINESS, CONVENIENTLY LOCATED BETWEEN GLASGOW AND CAVE CITY! PRIME SPOT NEXT TO THE NEW WOODLAND STATION DEVELOPMENT!

**MILLS**  
REAL ESTATE & AUCTION CO.  
SCOTTSVILLE - GLASGOW - TOMPKINSVILLE - BOWLING GREEN  
270-618-7800

ZACH HAS YOUR BACK  
ZACHARY FRENCH  
CAI AUCTIONEER  
270-780-7777



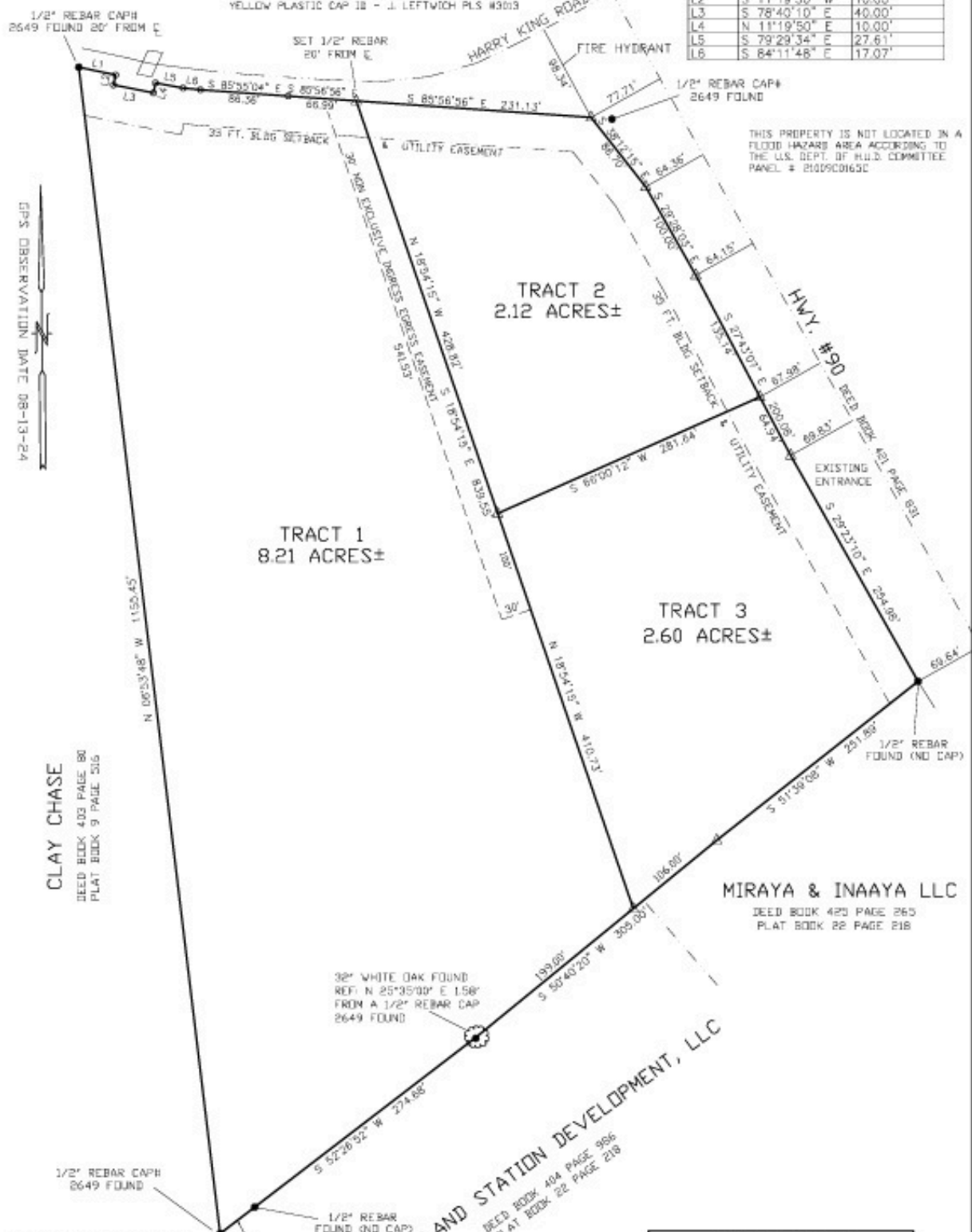
ALL BIDDERS MUST REGISTER ONLINE WITH A CREDIT CARD. A 10% NON-REFUNDABLE DEPOSIT IS DUE DAY OF SALE. BALANCE IN FULL DUE ON OR BEFORE 35 DAYS. A 10% BUYERS PREMIUM WILL BE ADDED TO THE WINNING BID TO DETERMINE THE CONTRACT SALES PRICE. 2026 TAXES PRORATED AT CLOSING. SELLING AS-IS WHERE-IS WITH NO WARRANTY EXPRESSED OR IMPLIED. VIEW FULL TERMS AND CONDITIONS ON WEBSITE. ANNOUNCEMENTS DAY OF SALE TAKE PRECEDENCE OVER ALL PREVIOUSLY MADE ANNOUNCEMENTS.

[WWW.RSMILLSAUCTIONS.COM](http://WWW.RSMILLSAUCTIONS.COM)

SUBJECT TO ANY HIGHWAY  
RIGHT-OF-WAYS OR EASEMENTS

4 SET 1/2" REBAR  
CORNERS NOTED AS SET 1/2" REBAR ARE  
1/2" DIAMETER AND 16" IN LENGTH REBAR WITH  
YELLOW PLASTIC CAP 18" - L LEFTWICH PLS #3013

LINE	BEARING	DISTANCE
L1	S 78°02'08" E	36.91'
L2	S 11°19'50" W	10.00'
L3	S 78°40'10" E	40.00'
L4	N 11°19'50" E	10.00'
L5	S 79°29'34" E	27.61'
L6	S 84°11'48" E	17.07'



THIS PROPERTY IS NOT LOCATED IN A  
FLOOD HAZARD AREA ACCORDING TO  
THE U.S. DEPT. OF H.U.D. COMMITTEE  
PANEL # 21019C0165C

GPS OBSERVATION DATE 08-13-24

CLAY CHASE  
DEED BOOK 403 PAGE 80  
PLAT BOOK 9 PAGE 216

GPS EQUIPMENT SPECTRA SP80  
PVA PARCEL ID 62-0249  
THIS SURVEY COMPLIES WITH  
201 KAR 19.150

THIS SURVEY IS NOT INTENDED IN ANY WAY TO INDICATE  
THE NON-EXISTENCE OF ANY EASEMENT WHATSOEVER

THIS SURVEY IS SUBJECT TO ANY AND ALL FACTS THAT MAY  
BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH

NOTE: PRIOR TO ENTRANCE CONSTRUCTION OF A SUBDIVIDED  
PARCEL, CULVERT AND ENTRANCE LOCATIONS AND SIZES  
MUST BE APPROVED BY THE APPLICABLE ROAD/STREET MANAGER.

CERTIFICATE OF APPROVAL FOR RECORDING  
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN  
HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION  
REGULATIONS FOR BARREN COUNTY, KY, WITH THE EXCEPTION OF  
SUCH VARIANCES, IF ANY, AS ARE NOTED ON THE PLAT AND/OR  
IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS  
BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK.

CHAIRMAN OR PLANNING COMMISSION STAFF \_\_\_\_\_ DATE \_\_\_\_\_

MIRAYA & INAYA LLC  
DEED BOOK 420 PAGE 265  
PLAT BOOK 22 PAGE 218

WOODLAND STATION DEVELOPMENT, LLC  
DEED BOOK 404 PAGE 986  
PLAT BOOK 22 PAGE 218

BOUNDARY SURVEY FOR  
**SOKY SPRINKLERS, LLC**  
DEED BOOK 431 PAGE 19  
PLAT BOOK 21 PAGE 746

LOCATED 4.7 MILES NORTH OF GLASGOW, BARREN CO., KY.

I HEREBY CERTIFY THAT THE SURVEY DEPICTED BY THIS PLAT  
WAS DONE BY PERSONS UNDER MY DIRECT SUPERVISION BY THE METHOD  
OF RANDOM TRAVERSE WITH SIDESHOTS. THE UNADJUSTED PRECISION  
THRUOUT THE TRAVERSE WAS 1/30,000 AND WAS NOT ADJUSTED. THE  
SURVEY AS SHOWN HEREON IS AN URBAN SURVEY AND THE ACCURACY  
AND PRECISION OF SAID SURVEY MEETS ALL THE SPECIFICATIONS OF

JOE R. LEFTWICH PLS # 3013 DATE \_\_\_\_\_

DATE 08-13-24 SCALE 1" = 100'



FILE: 24-196

**LEFTWICH LAND SURVEYING, INC.**  
904 W MAIN STREET GLASGOW, KENTUCKY 42141 PHONE 270-651-8405