

# ONLINE ONLY AUCTION

**1214 CABELL DRIVE-BOWLING GREEN,KY**



**BEAUTIFUL 3 BEDROOM 1 BATH HOME 1,019 SQ FT WITH HARDWOOD FLOORS, NEWLY PAINTED WALLS AND A NEW HVAC UNIT THAT HAS BEEN JUST INSTALLED! THIS PROPERTY IS CONVENIENTLY LOCATED MINUTES FROM WESTERN KENTUCKY UNIVERSITY CAMPUS. THIS PROPERTY IS AN EXCELLENT STARTER HOME OR HOME FOR THE STUDENT WANTING TO BE CLOSE TO THE AMENITIES NEEDED IN COLLEGE LIFE! GIVE US A CALL TODAY TO SEE THIS BEAUTIFUL HOME!**



**BIDDING BEGINS:  
TUESDAY  
AUG 19TH @ 10AM**

**BIDDING WILL BEGIN TO CLOSE:**

**AUG  
FRIDAY  
29<sup>TH</sup>  
5:30 PM**

**SELLER :  
BECKHAM**

**SCHEDULE A PREVIEW:**

**CONTACT  
AUCTIONEER:  
JESSE MUSE  
270-670-9333**

**EXTENDED BIDDING:**

**SEE INDIVIDUAL ITEMS FOR EXACT CLOSING TIMES. THIS IS A TIMED AUCTION. IF A BID IS PLACED IN THE LAST TWO MINUTES THE AUCTION WILL AUTOMATICALLY EXTEND FOR AN ADDITIONAL TWO MINUTES.**

**ALL BIDDERS MUST REGISTER ONLINE WITH A CREDIT CARD. REAL ESTATE- 10% NON REFUNDABLE DEPOSIT DUE WITHIN 24 HRS OF AUCTION ENDING. BALANCE DUE ON OR BEFORE 30 DAYS. 10% BUYERS PREMIUM ON REAL ESTATE. POSSESSION WITH DEED. 2025 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  
SANDY MILLS, BROKER**



**JESSE MUSE**

**270-670-9333**

**AUCTIONEER**

**301 HAPPY VALLEY ROAD, GLASGOW, KY 42141**



**WWW.RSMILLSAUCTIONS.COM**