

THE ELBERT JEAN ESTATE

AT AUCTION

23.00 ACRES

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SATURDAY MAY 2, 2015 10 a.m. CDT

2547 PORTER PIKE - BOWLING GREEN KY

23.00 ACRES DIVIDED INTO 3 PARCELS - 5 BEDROOMS - 3 1/2 BATHS - 2 STORY RESIDENCE

LOG SERVANTS QUARTERS - 66 X 60 BARN - 60 X 53 SHOP WITH OVERHEAD DOORS



TRACT # 1: 4.37 ACRES - ABOUT THE HOME:

This 5 bedroom, 3 1/2 bath residence is charming in its own uniqueness. Home features include; 33 x 21 overall L- Shaped open kitchen with rustic KY Red Cherry, Hardwood Maple cabinets, and Maple and Crab Orchard Stone countertop, triple SS sink, walk in pantry both with tile flooring, adjacent laundry room with mop sink as well as 34 x 8.5 enclosed porch with Wonder lux wood heater and a wall of windows.

Living Room: 18 X 15 with hardwood flooring.

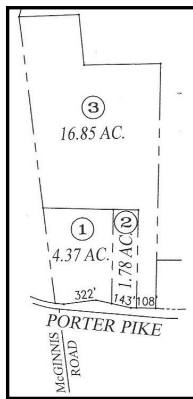
Master Bedroom: 15 x 13 with ceiling fan.

Master Bath: Ladies Vanity room with double sink and walk in shower and Gentleman's 6 x 7 vanity

room with single sink all with tile flooring. **Bedroom #2:** 15 x 13 with ceiling fan. **Upstairs:** 17 x 16 overall sitting room with hardwood flooring. **Bedroom #3:** 22 x 11 ceiling fan and crown molding, 10 x 8 L- shaped closet, and 10 x 9' 6" closet, additionally full bath with tub-shower combination. **Bedroom # 4:** 22 x 13 with crown molding, Sunken 15 x 9' 6" study with vaulted ceiling. **Bedroom #5:** 18 x 19' 6" with vaulted ceiling, full bath with tub and shower combination, auxiliary air conditioning, and additional stairwell entrance. All bedrooms have hardwood flooring. 60 X 66 combination barn on this tract. **TRACT#2: 1.78 Acres** 143 feet frontage improved with a 60 x 53 overall shop building with main concrete block building 40 X 60 with 4 overhead doors,

11' 8" W X 11' 7" H, 9' 6" W X 11' 9" H 9' 9" W X 6" 8" H 9' 9" W X 6' 7" H additionally 2 side cased openings into rear attached shed, 12' W X 7' 8" H and 14' 6" W X 8' H, additional features are 13 foot ceiling, 220 volt service and existing floor mounted lift equipment. **TRACT#3: 16.85 ACRES**, 108 feet frontage, towering trees and seclusion. Just a great tract of land in a desired location. Hundreds of trees have been planted over the years on this tract. **AUCTIONEERS COMMENTS:** The opportunity to purchase a property approximately one mile from Bowling

Green City Limits with all the amenities included here is a rarity. This is indeed a Gentleman's Farm. This home has been cherished as the home of the Jean Family for a long time. Evidenced by the continuous updating of the home with lots of tile and hardwood as well as current popular paint colors. The hundreds of trees that have been planted on this property and enjoyed by the Jean Family is just a sample of the commitment they have had to maintain this property. **YOU MUST SEE THE INSIDE OF THIS HOME TO APPRECIATE IT.** If you are interested in a charming home, shop building or that special tract of land this might just be what you are looking for. Its location near the Corvette Museum and Race Track as well as other commercial ventures in the immediate area as well as Interstate Highway 65 Exit 28 makes this property more desirable. Just a great place to live, work and play with room to roam. Be with us sale day to purchase a solid investment. **SCHOOLS:** OAKLAND ELEMENTARY, WARREN EAST MIDDLE, WARREN EAST HIGH SCHOOL **Directions to sale:** From Interstate 65 Exit #28 and U.S. Highway 31-W, take U.S. Highway 31-w south one mile to Kentucky Highway 1297; turn left and go 2.5 miles passing under Interstate 65 to property Or from U.S.31-W by Pass and 31-W North take Kentucky Highway 3225 2.1 miles to U. S. 31-W North; take 31- W North one mile to Kentucky Highway 1297 turn right, go 2.5 miles to sale. **TERMS ON REAL ESTATE:** 15 % non-refundable deposit down day of sale, balance with a general warranty deed on or before 30 days. A 7% Buyers Premium will be added to final bid to establish contract sales price. **TAXES:** 2015 Taxes prorated from delivery of deed. **Real Estate sells in AS IS condition above and below surface. MAKE YOUR FINANCIAL ARRANGEMENTS BEFORE AUCTION. THIS SALE IS IN NO WAY CONTINGENT ON FINANCING. SURVEY PLATS AVAILABLE PROPERTY PREVIEW; SUNDAY APRIL 19TH, 2PM TO 4PM. SALES PERSONNEL AVAILABLE TO SHOW PROPERTY AT YOUR CONVENIENCE. NOT RESPONSIBLE FOR ACCIDENTS.** www.budgreenup.com barry@budgreenup.com



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