

LAND AUCTION

DEVELOPERS • LAND SEEKERS • HUNTERS • TIMBER

ONLY MINUTES FROM BOWLING GREEN!

69 +/- ACRES IN WARREN COUNTY, KENTUCKY

MONDAY • AUGUST 12, 2019 • 6PM (CST)



Directions to Property: From Bowling Green, take HWY 68-80 (Russellville Rd.) towards Russellville Ky. Take Blue Level Rd (RIGHT at the Hucks gas station) approximately 1.7 miles. Property located on the RIGHT. Signs will be posted.

This beautiful rugged terrain property is the perfect size and feel. Located only minutes from Bowling Green Kentucky's 3rd largest city, and sits at an elevation high enough to view parts of Bowling Green. The land was once used as White Stone Quarry, creating a perfect watering hole to swim and fish and has unique high rock walls great for rock climbing. The land would embrace an outdoor recreational venue, nature center, zip line, ATV & mountain bike riding, archery & shooting range for the right investor! If it's big bucks you are searching for, this property is known for producing heavy horned whitetails and these hardwood ridges are ideal habitats for not only deer and wild turkey, but small game as well. No matter if you're hunting or just hiking, there is more than enough room to do both. This tract has timber value, which provides great income potential now as well as the years to come for investment purposes. A network of old haul roads from years past provides easy walking and good ATV trails. Blue Level Road and Kitchens South Road both give the land access. Come experience for yourself this beautiful property.

CALL NOW FOR YOUR PRIVATE SHOWING!



AMERICAN
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FOR FULL DETAILS & DRONE VIDEO



Terms and Conditions: Cash or good check accepted with proper ID. 10% down on auction day with balance due on or before September 12, 2019. Taxes will be prorated at closing. A 10% buyer's premium will be added to the final bid to establish the final real estate sales and purchase contract price. Property is selling "As is, Where is", and is not contingent upon financing, appraisals or post sale inspection. We encourage your inspections and due diligence, prior to bidding. Announcements day of auction take precedence over all other advertising.