

MULTI-PROPERTY AUCTION

THURSDAY, SEPTEMBER 17TH - 5:00PM

SELLING FOR THE HEIRS OF DR. O. L. AVERY, JR. AND THE DR. O. L. AVERY, JR. TRUST



Six Tracts Located in The Cemetery Road, Lovers Lane and I-65 Exit #26 Area

Tract #1: 4.59 Acres

Tract #2: 1.14 Acres

Tract #3: 11± Acres

Tract #4: 0.87 Acres

Tract #5: Home & 4± Acres

Tract #6: 0.31± Acres

Ever since the construction of Exit #26 two decades ago at Cemetery Road, this corridor has essentially become the unofficial gateway to Bowling Green followed by a tremendous amount of economic development. And these parcels represent just a handful of remaining properties in a vicinity where the supply of real estate is shrinking fast. Simply put, an unparalleled opportunity you don't want to pass by. See you sale day!

**Live Auction to Be Held Offsite
Indian Hills Country Club
200 Indian Hills Drive
Bowling Green, KY**



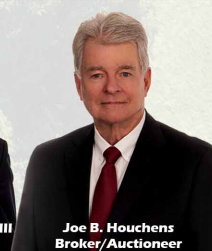
Joe B. Houchens Auctioneers, Inc.
"Real Estate Auctioneers & Consultants"

270-781-8013

www.jbhauctioneers.com



Joseph "Bryant" Houchens III



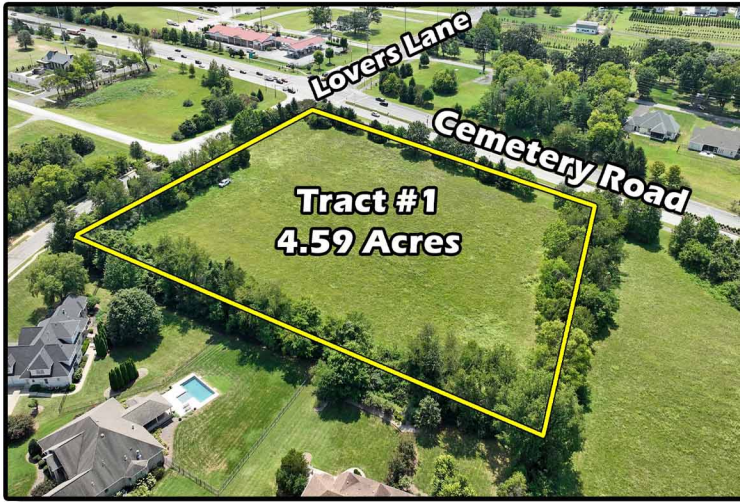
Joe B. Houchens
Broker/Auctioneer



Joe B. Houchens II
Broker/Auctioneer



Charlie Hill
Broker/Auctioneer



**A 7% BUYER'S PREMIUM WILL BE ADDED TO THE LAST BID
TO DETERMINE CONTRACT PRICE OF REAL ESTATE
Terms & Conditions**

(1) Ten percent (10%) down day of sale with execution of the purchase agreement, with balance due on or before October 30th, 2026. (2) Possession of the property shall be given with deed. (3) 2026 taxes shall be prorated. (4) All property being sold "as is". Complete inspection of all property is encouraged prior to bidding. All sales are final and are not contingent on purchaser being able to secure financing during the contract period. (5) Property to be sold Absolute. (6) Announcements made day of sale take precedence over all prior advertising. All information gathered for this advertising is from reliable sources and is deemed correct, however it is not guaranteed. Purchasers should avail themselves of the opportunity to make necessary personal inspection.