



Estate Auction

SATURDAY JULY 22, 10:00 AM

848 ANNA SANDHILL ROAD BOWLING GREEN, KENTUCKY

Spacious 9-Room Residence w/Attached 4-Car Garage on 5+/- Acres
 208+/- Feet of Road Frontage, Outbuildings & Sheds, Large Pond
 JD 870 Tractor w/ Loader & Backhoe, '03 GMC 3500 Van, '00 Chevrolet Blazer
 Big Dog Zero Turn Mower, Utility Trailer, Equipment, Guns, Tools, Furniture, Lumber
 Personal Property & More!

**ATTENTION HOMEBUYERS,
 INVESTORS AND HANDY
 INDIVIDUALS SEEKING THE
 JOY OF COUNTRY LIVING!**

ABOUT THE ESTATE SALE: This home boasts a generous floor plan and presents an exceptional opportunity for those with a keen eye for design and a passion for renovation. With unfinished living space you have the freedom to shape this home according to your unique taste. The spacious layout features: a well-appointed kitchen with stainless appliances; dining room and living room; a master bedroom and master bath with jacuzzi tub; second bedroom; enclosed front porch; central bath; utility room; attached 4-car garage with 3-overhead doors. The unfinished living space allows the flexibility to add rooms to suit your lifestyle. The expansive 5+/- acreage surrounding the home has 5-outbuildings, a pond, landscaping with trees, and provides ample space for outdoor activities, recreational opportunities, gardening, or a mini farm. The possibilities are endless!

SALE PREVIEW: Tuesday July 11, From 4:00 PM until 6:00 PM

DIRECTIONS: From Bowling Green, Ky. take Richardsville Rd. (Hwy -185), right on Penns Chapel Rd., right on Anne Sandhill Rd. proceed to the property. Auction signs posted.

TERMS OF SALE: Real Estate: 15% non-refundable down payment sale day; balance due within 30 days. 2023 taxes prorated at closing. Possession with deed. 7% Buyer's Premium will apply. The real estate selling "AS-IS, WHERE-IS" & subject to all easements & restrictions, recorded or unrecorded. The home is available for inspection any time prior to the auction. Call the Auctioneer to schedule an appointment.

PERSONAL PROPERTY: Selling "AS-IS," complete payment sale day by cash or check. No buyer's premium, KY sales tax will apply – tax exempt buyers must provide certificate of exemption at registration.



713 Sturbridge Court
 Bowling Green, KY 42103

DAVID CHELF
 BROKER/AUCTIONEER
 270-791-5021

INFO@CHELFAUCTION.COM WWW.CHELFAUCTION.COM LET 32 YEARS EXPERIENCE WORK FOR YOU.

THE SIMPLE, STRESS -FREE WAY TO BUY & SELL PROPERTY®

PERSONAL PROPERTY

- JD 870 compact tractor w/ JD 440 front load and JD 8A backhoe attachment, 2,250 hours s/n M00870BI60302
- 2003 GMC 3500 Savannah 15 passenger van w/ tow package and scooter lift, 192,672 miles
- 2000 Chevrolet Blazer 160,557 miles
- JD 272 3pt. grooming mower
- Big Dog Stout MP zero turn lawn mower 54" cut, Kawasaki FX691 motor, 301 hours
- 5'x10' Utility trailer w/ ramp
- White lawn roller
- Comer 3pt. post hole digger
- Multi Quip water pump w/ Honda GX240 8 hp motor
- Power Fast 10,000-watt portable generator
- Craftsman 2400 psi 6.5 hp pressure washer
- Craftsman 10-inch table saw 3 hp motor and accessories
- Black & Decker miter saw
- Craftsman 34-inch 5 speed drill press w/ 2/3 hp motor and stand
- MAC battery charger/booster
- Craftsman 14-inch chop saw
- Ryobi 4-gallon battery power backpack sprayer
- Ryobi battery power miter saw, new in the box
- Felker ceramic tile saw
- Workbench w/ butcher block top
- Large vise and small vise
- Metal shop table
- Assorted hand tools and garden tools
- Fuel cans
- Jumper cables
- Small portable scaffold
- 10 Foot step ladder
- File cabinets w/ small drawers ideal for tools
- Metal shelving.
- Assorted box lots with screws, nails and hardware
- Miscellaneous building materials doors, windows, lumber cutters, light fixtures, ceiling fans etc. and drain pipe
- Oak lumber stacked in the dry.



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GUNS

- Beretta Model 96 .40 Cal. Pistol w/ 2-clips and soft case.
- H&R Topper Model 158 single-shot 16 Ga. Shotgun
- H&R Arms "The American Double Action" 32 S.W. Cal. Revolver
- Assorted Ammo
- Crossbow Pistol

FURNITURE, APPLIANCES & HOUSEHOLD ITEMS

- Oak Dining table w/ 4 Oak pressed back chairs.
- 2 - Small bookcases
- Computer desk
- End tables and lamps
- Child's desk
- 3 - Piece Mahogany bedroom suite; double bed, chest of drawers & dresser
- Kenmore chest freezer
- Whirlpool dryer
- LG washing machine & dryer
- Assorted counter top kitchen appliances; toaster, coffee makers
- Concrete fountains, bird baths, figures and flower pots
- Picnic table and lawn and patio furniture
- Cookware, pots and pans
- And Much More!

