

ATTENTION SPECULATORS AND INVESTORS

INVESTMENT OPPORTUNITY

# REAL ESTATE AUCTION

THURSDAY AUGUST 1, 5:30 PM  
310 FRAZIER ST. GLASGOW, KENTUCKY



2- BEDROOM  
FRAME HOME  
ON 92' X 125'  
RESIDENTIAL  
LOT

**DIRECTIONS:** FROM EAST MAIN STREET  
(HWY -90) TAKE HUMBLE AVE. TO FRAZIER ST.  
FROM COLUMBIA AVE. TAKE EASTVIEW DRIVE TO  
SALMON ST. TO FRAZIER ST.  
AUCTION SIGNS POSTED.

**SALE PREVIEW:** TUESDAY JULY 30,  
4:00 TO 6:00 PM

TERMS OF SALE: 10% DOWN PAYMENT SALE DAY; BALANCE DUE WITHIN 30 DAYS. 2024 TAXES PRORATED AT CLOSING. POSSESSION WITH DEED. 7% BUYER'S PREMIUM WILL APPLY. THE REAL ESTATE IS SELLING "AS-IS, WHERE-IS" & SUBJECT TO ALL EASEMENTS & RESTRICTIONS, RECORDED OR UNRECORDED. HOME WAS BUILT PRIOR TO 1978; LEAD PAINT MAY BE PRESENT. BUYER WILL BE REQUIRED TO SIGN A WAIVER OF ANY POST-SALE INSPECTION RIGHTS SALE DAY. ANNOUNCEMENTS SALE DAY TAKE PRECEDENCE OVER ADVERTISING

**HOME FEATURES:**

- SINGLE- FAMILY RESIDENCE WITH 812+/- SQUARE FEET OF LIVING SPACE
- METAL ROOF AND VINYL SIDING
- NATURAL GAS HEAT
- LARGE LAWN WITH OUTBUILDING
- PAVED ASPHALT DRIVEWAY
- 125+/- FEET OF ROAD FRONTAGE
- NEAR GORIN PARK
- ZONED R-2
- GLASGOW CITY SCHOOLS

DAVID CHELF BROKER/AUCTIONEER  
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