

# 4 Real Estate AUCTIONS

SAT. SEPTEMBER 25TH, STARTING AT 9:00 AM

**9:00am** 212 E. 5th St., Russellville, KY



This beautiful Victorian style home offers the luxury & craftsmanship of days gone by. Home features 4 bedrooms, 2 baths, high ceilings, hardwood floors, spacious kitchen, several fireplaces, abundant cabinets, in-ground pool, & detached garage. Located on a prime corner lot, this property has excellent potential. **OWNER: Whitescarver**

**10:00am** 630 Armstrong St., Russellville KY



Another Logan County Historic Era home. This beauty offers spacious rooms, high ceilings, hardwood floors, fireplaces and partial wrap-around deck. This home features 4 bedrooms, 2.4 baths, formal living and dining room, great colors throughout with great entrance foyer and staircase. Be Ready To Bid! **OWNER: Richardson**

**11:00am** 114 Averitt Ln, Russellville, KY



**Directions:**  
From Russellville, KY take U.S. 68 & 80 East just past city limits – turn right on C. Dodson Lane, left on Averitt – go to end.

This 2 or 3 bedroom home has a great income history and would be ideal for investor or income producing property buyers. Property may need some repair and will be offered vacant. Contact your lender TODAY!  
**OWNER: Whitescarver**

**11:45am** 107 Clover Ln, Russellville, KY



**Directions:**  
Take East First Street to Clover Lane, turn right, home on right. From By-Pass turn left on East First Street, then left on Clover Lane.

This highly improved 2 bedroom home will make a great starter home or income producing property. Owner has re-located out-of-state & property must go. Make plans to attend this auction & all four sales on September 25, 2010.

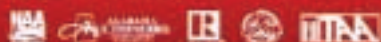
## NO BUYER'S PREMIUM - ALL HOMES SELL VACANT!

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**TERMS & CONDITIONS:** 15% non-refundable deposit day of auction, balance on or before 30 days with deed. Current Bank Letter of Guarantee required with business or personal check. All property offered in "AS IS" "WHERE IS" condition and basis and no warranty or representation either expressed or implied concerning the property is made by sellers or auctioneer. Each bidder is responsible for conducting his/her own independent inspection, investigation, inquiries, and due diligence concerning the property including but not limited to utilities, soil work, building permits, E.P.A., ingress or egress, zoning, easements or any other matter. Agent and auctioneers are exclusive agents of the seller. It shall be the responsibility of all potential buyers to inspect prior to bidding and all bidders shall bid or buy based upon that inspection. All announcements made day of auction take precedence over all printed or oral information. **LEAD PAINT:** Any home built prior to 1978 could contain lead base paint. If potential purchaser requires lead base paint inspection, at their expense, it must be completed prior to September 24th, 2010 at 5:00 P.M. Purchaser will be required to sign lead base paint waiver prior to purchase contract. Visit our website for more pictures and information: [WWW.BLACKFORDAUCTIONREALTY.COM](http://WWW.BLACKFORDAUCTIONREALTY.COM)