

6700  
Sq. Ft.  
Building

# Prime Commercial Location

## 9.663± Acres Offered in Tracts Fronts 3 Roads

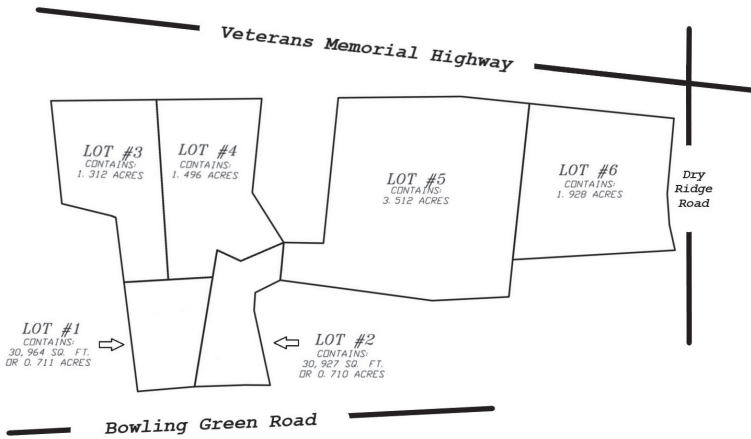
2 Houses  
Body Shop  
Bidg.

**SATURDAY**  
**May 16th**  
**2026**  
**10:00 AM**

# AUCTION

**SATURDAY**  
**May 16th**  
**2026**  
**10:00 AM**

Location: 5905 Veterans Memorial Hwy; Scottsville, KY 42164. From Scottsville take Hwy 231 / Veterans Memorial Hwy 4.8 miles to the property on the LEFT. From I-65 exit 22 in Bowling Green take Hwy 231 / Scottsville Road 13.1 miles to the property on the RIGHT. Only 10.8 miles to I-165! Signs Posted.



**TRACT 1**  
0.711 Acres: 740± Sq. Ft. brick house and detached garage (approximately 21'x39') located at 6078 Bowling Green Road, all setting on a nice lot.



**TRACT 2**  
0.71 Acres: Featuring a 1,900± Sq. Ft. building located on the Bowling Green Road.

**Tract 3**  
1.312 Acres : Large Lot waiting for your commercial building! Fronts Veterans Memorial Highway / Hwy 231. Great Opportunity.

**Tract 4**  
1.496 Acres: Location at its best, would be great for your future business! Has a storage barn located in the back corner. Lots 3 & 4 together would make a great combination. Don't miss this auction Located on Veterans Memorial Highway / 231.



**TRACT 5**  
3.512 Acres: 5905 Veterans Memorial Highway. Featuring a 6,700± Square Foot building, formerly the home of Candy's Campers. This is a great, proven location! The building has 3,000± square feet of showroom, office space, break room and 2 customer bathrooms. Additionally, the building has a 60'x50' shop area with four 14'x14' overhead doors plus a 60'x50' overhead storage area with 2 offices. Outside you will find lots of blacktop parking area. Check this property out!



**TRACT 6**  
1.928 Acres: 56 Dry Ridge Road; Scottsville, KY 42164. Located on the corner of Veterans Memorial Highway (US 231) and Dry Ridge Road, just across from Central States Manufacturing. Large lot with a recently renovated 3 bedroom, 2 bath 1,400± Square Foot home. Also has a billboard located on the property that produces extra income. This is a prime location for your future business.

**TERMS & CONDITIONS:** Real Estate 10% down day of sale with the balance due on or before 30 days. The 2026 Property Taxes are to be prorated to the date of closing. A 7% buyers premium will be added to the final bid to determine the gross contract price. Other conditions: bidders shall satisfy themselves as to the condition of the houses & buildings prior to bidding. The home located at 6078 Bowling Green Road was built prior to 1978 and may contain lead based paint, thus the successful bidder will be required to sign a waiver of inspection. If buyer wishes to conduct a lead based paint inspection it must be conducted 10 days prior to sale. Property selling as-is, where-is both surface and subsurface. The real property is selling subject to all easements and restrictions recorded and unrecorded. All info is believed to be correct; however no warranties or guarantees are expressed or implied. Announcements made the day of the sale shall take precedence over all advertisement.

For more information Contact  
Wendell Garmon at 270-237-7688  
-OR- Isaac Stuart at 270-622-8623  
More details and photos at  
[www.garmonline.com](http://www.garmonline.com)



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Property Open House: Saturday May 2nd from 2-4PM  
Monday May 11th from 2-5PM-OR- call agents for a  
private viewing