

NEWTOWN RD.

SELLING
ABSOLUTE

AUCTION EXHIBIT
ON BACK

RUSSELLVILLE 68/80 BY-PASS

ONLINE ONLY

HUNT AUCTION

76± ACRES FRONTING 68/80 BY-PASS, NEWTOWN RD.
& EDGEWOOD DR., RUSSELLVILLE, KY

BIDDING BEGINS

FRIDAY, APRIL 24TH, 9:00AM

BIDDING STARTS ENDING

MONDAY, APRIL 27TH, 6:00PM

KEY PROPERTY DETAILS

- 76± acres offered in 15 tracts
- Zoned R-3 & B-2, ideal for single & multi-family residential, and commercial development
- Access points & road frontage in key areas

**COMPLETE DETAILS CAN BE
FOUND ON OUR WEBSITE**

Tract 1: 18.89± acres, no zoning restrictions, & direct access to US 68/80 By-pass

Tracts 2–5: Access via shared entrance off By-Pass + 30' internal easement

Tracts 6–11: B-2 zoning suitable for commercial, single-family, or multi-family use

Tract 12: Additional access & frontage for Tract 1 or 13

Tracts 13–15: 47± wooded acres & zoned R-3 residential (some flood hazards)

THOMAS R. HUNT
HUNT
AUCTIONEERS

JEFF HARNED
CAI Auctioneer • (270) 590-2332
Licensed in KY, TN, & FL

A 7% Buyer's Premium will be added to the high bid to determine the contract sales price of the real estate. A Non-Refundable Down Payment of 10% of the purchase contract sales price is due at close of auction. Balance in full is due within 30 days from date of auction. Closing agent: Bell, Orr, Ayers & Moore at 1010 College Street, Bowling Green, KY. Full terms and conditions can be found on our website:

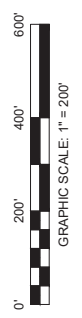
WWW.SELLWITHHUNT.COM



ACES
 ARNOLD CONSULTING ENGINEERING
 SERVICES, INC.
 P.O. BOX 1338 BOWLING GREEN, KY 42101
 PHONE (270) 780-9445

AUCTION EXHIBIT
 OF THE
SANSOM & FUQUA PROPERTIES
 RUSSELLVILLE, KY

PARCELOWNER, ADDRESS, AND SOURCE OF TITLE	DEED BOOK 381 PAGE 282
LLOYD D SANSOM AND BILLY FUQUA C/O WILLIAM G FUQUA RUSSELLVILLE, KY 42276	PLAY BOOK 3 PAGE 60
WILLIAM G. FUQUA, MARCIA R. FUQUA, LLOYD SANSOM, PAULINE SANSOM	DEED BOOK 287 PAGE 12



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