

APRIL 2020

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

**Thursday April 2nd
@ 6:00 PM**

Auction Held at
The Silo Event Center

110 JOHN RIVES ROAD
HOPKINSVILLE, KY

**CALL PAUL WHISLER AT 270-839-5935
OR BEN BOLINGER AT 270-889-7848!**

Ben Bolinger
Principal Broker & Auctioneer



Kevin DeBerry
Realtor & Auctioneer



Paul Whisler
Realtor & Auctioneer



RESIDENTIAL PROPERTY AUCTION

Thursday,
April 2nd
at 6:00 PM

Excellent Investment Opportunities!
11 Homes & 1 Triplex in the Hopkinsville City Limits!



\$124,500 IN TOTAL ANNUAL RENTAL INCOME!



**TRACT 1:
803 Hillcrest Dr**

950 sq ft, 3 Bed/
1 Bath Home,
Current Monthly
Rent \$850



**TRACT 5:
104 Dogwood Dr**

700 sq ft, 2 Bed/
1 Bath Home,
Current Monthly
Rent \$525



**TRACT 9:
2733 Kenwood Dr**

810 sq ft, 2 Bed/
1 Bath Home,
Current Monthly
Rent \$700



**TRACT 2:
809 Bluebird Ct**

936 sq ft, 3 Bed/
1 Bath Home,
Current Monthly
Rent \$800



**TRACT 6:
110 Grandview Dr**

864 sq ft, 3 Bed/
1 Bath Home,
Current Monthly
Rent \$675



**TRACT 10:
2805 Kenwood Dr**

1,152 sq ft, 3
Bed/1 Bath Home,
Current Monthly
Rent \$650



**TRACT 3: 505
Millbrooke Dr**

1,118 sq ft, 3
Bed/1.5 Bath
Home, Current
Monthly Rent
\$825



**TRACT 7:
432 Henderson Dr**

2,160 sq ft, 4
Bed/3 Bath
Triplex, Current
Monthly Rent
\$2000



**TRACT 11:
2801 Faircourt Dr**

1,326 sq ft, 5
Bed/2 Bath Home,
Current Monthly
Rent \$850



**TRACT 4: 3026
Seminole Dr**

1,090 sq ft, 3
Bed/1 Bath Home,
Current Monthly
Rent \$750



**TRACT 8:
404 S Wooldridge Rd**

917 sq ft, 3 Bed/
2 Bath Home,
Current Monthly
Rent \$850



**TRACT 12:
304 Linda Dr**

1,272 sq ft, 3
Bed/2 Bath Home,
Current Monthly
Rent \$900

AUCTION CONTACT: PAUL WHISLER AT 270-839-5935 OR BEN BOLINGER AT 270-889-7848! VISIT BOLINGERREALESTATE.COM FOR MORE INFORMATION AND PHOTOS!



TERMS AND CONDITIONS Procedure: This property will be offered in 12 (twelve) individual tracts. The property will be sold in the manner resulting in the highest total sale price. Acceptance of Bid Prices: All successful bidders will be required to enter into Purchase Agreements at the auction site immediately following the close of the auction. Purchase Agreements are available for review prior to the auction. Buyer will be required to sign a Lead Based Paint Waiver waiving the 10 day post sale inspection. Buyer's Premium: A 7% Buyer's Premium will be added to the final bid and included in the deed transaction sale price. Down Payment: 10% as down payment on the day of the auction with the balance in cash at closing on or before closing or before 30 days. The down payment may be in the form of cashier's check, personal check, or corporate check. Closing: Closing shall take place on or before 30 days from Auction Date. New Data, Corrections, & Changes: Please arrive prior to scheduled auction time to inspect any changes, corrections, or additions to the property information. Property Inspection: Each potential bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries, and due diligence concerning the property. Inspection date has been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Buyers safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.** Disclaimer & Absence of Warranties: All information contained in this brochure and all related materials is subject to the Terms and Conditions out-lined in the Purchase Agreement. The property is being sold "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller or Auction Company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information in this brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. All sketches & dimensions in this brochure are approximate. Except for any express warranties set forth in the sale documents, purchaser(s) assume all risks thereof & acknowledges that in consideration of the other provisions contained in the sale documents, Seller & Auction Company make no warranty or representation, express or implied or arising by operation of law, including a warranty of merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall Seller or the Auction Company be liable for any consequential damages. Conduct of the auction & increments of bidding are at the direction & discretion of the auctioneer. The Seller & The Auction Company reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the auctioneer are final. **ANY ANNOUNCEMENTS MADE BY THE AUCTION COMPANY AT THE AUCTION PODIUM DURING THE TIME OF THE SALE TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL, OR ANY OTHER ORAL STATEMENTS MADE.**