

# AUCTION PREVIEW **MONDAY MAY 6TH 4-6 PM** PERSONAL PROPERTY BEING SOLD LIVE & ON SITE

**SUPER NICE HOME WITH HUNDREDS OF PERSONAL PROPERTY ITEMS**

## AT ABSOLUTE AUCTION



FROM THE ESTATE OF JUANITA ANDERSON, Danny Anderson, Exec.

**SAT MAY 18TH @ 10AM**

**1237 DEAN DR, BOWLING GREEN, KY**

**REAL ESTATE OFFERED • ONLINE & ONLINE LIVE at site (Simulcast)**

**Online bidding on Real Estate ONLY, starts APRIL 29th @ 4PM, continuing through completion of on site live auction on SAT MAY 18th @ 10AM (2024)**

**ALSO SELLING:**

- Very Clean, 1987, 2 Door, Olds automobile.
- Very functional furniture & household items from every room in home. All furniture is in excellent condition.
- Like new 18 HP Cub Riding Lawn Mower, tools, like new GE Washer & Dryer. Nice Kitchen Aid Refrigerator.
- OVER 250 beautiful collectible religious, country style and artistic figurines.
- Figurines will be offered in singles and combinations. Items will be well displayed.
- Go to byrdauction.com by Thursday, April 25th to view a full list of vintage figurines.



**1237 DEAN DRIVE, BOWLING GREEN — Just off Glen Lily Road**

3 BR Home has approximately 1250 Sq . Ft of living space. Home is on a Spacious 130' X 174' /177' level Lot with all city utilities. Vinyl siding & aluminum trim single family one level residence. This very nice home is in excellent condition, both exterior and interior. Covered

front and back porches. Level well established yard has mature shade trees and is well landscaped. Lot has natural gas, heat pump and Cen air approx 2 years old. Also improved with a Det double car Garage 22'x 22' and a good 10' X 12' Storage Bldg on foundation. A 13' x 24' oval patio in shaded back yard. There is a 13'x 24' Patio just off back of home at the entrance to a 5.5' X 15' covered back porch to back door entrance of home.

**INTERIOR**

3 spacious bedrooms, most 11.5/12 ft in size with good quality carpet flooring. Full size bath. Living room is 12x15 f. Kitchen is 10.5x11ft with an abundance of built-in cabinets and electric range. All carpets in the home are in very good condition with very little wear. This is a "ready to move in" home that is excellent for a residential investment or for your primary home.



Nice bedrooms



Very Clean 2DR '87 OLDS



Double size lot



HUNDREDS OF FIGURINES JUST LIKE THIS!



LOVELY FURNITURE



18 HP Riding Mower, Like New Condition



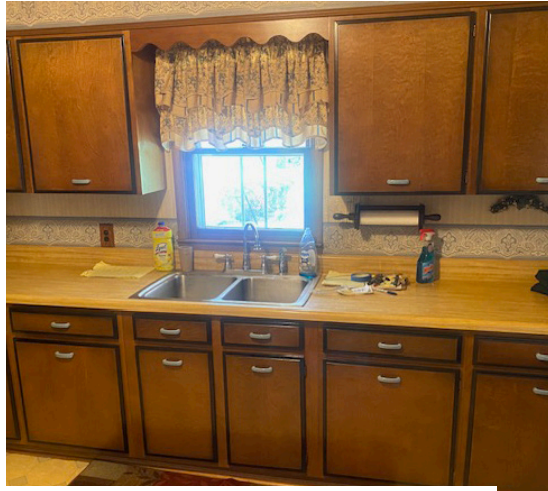
**TERMS OF AUCTION:** REAL ESTATE: 15% deposit, balance with delivery of deed on or before 30 days. A 10% BUYERS PREMIUM ADDED TO FINAL BID ON REAL ESTATE ONLY. PERSONAL PROPERTY: Payment in full at time of sale. Information herein obtained from sources deemed to be reliable, however accuracy is not guaranteed. ALL REAL & PERSONAL PROPERTY SELLING "AS IS" "WHERE IS" Bidders inspect all REAL ESTATE & PERSONAL PROPERTY PRIOR TO BIDDING.



Several beautiful prints!



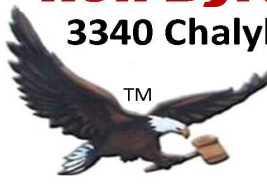
Several beautiful lamps!



Spacious kitchen with lots of cabinets

**Ken Byrd Realty & Auction, inc**

3340 Chalybeate Rd, Smiths Grove, KY 42171



TNFL 5713 / TNFL 2671  
KYFL 03074

kenbyrdauctions@aol.com

For a first class auction. "Byrd is the Word!"

(270) 791-4878

WWW.BYRDAUCTION.COM

**BUYERS PREMIUM:**

**A 10% BUYERS PREMIUM ADDED TO FINAL BID ON REAL ESTATE ONLY**

ANNOUNCEMENTS DAY OF SALE SUPERCEDE ADVERTISING