

# 2 GREAT INVESTMENT PROPERTIES AT AUCTION October 3rd

1120 Magnolia St. - 4:00 P.M.  
827 Broadway Ave. - 5:00 P.M

## ON-SITE & ONLINE BIDDING

ONLINE BIDDING BEGINS SEPT 27TH @ 4PM



1120 Magnolia St.



827 Broadway Ave



Located on Historic Magnolia Street, this charming 3-bedroom, 2-bath home features gas heat, central air, a basement garage, alley access, and a fenced backyard. Zoned Single Family RS-1D, this property offers a lot of character and prime location, just off Scottsville Road.

Positioned on Broadway, the gateway to Fountain Square in Bowling Green, this property features a duplex with two 1-bedroom apartments, alley access, plus a second building with a 2-bedroom apartment above a large garage/shop. Zoned General Business, this is a prime investment opportunity in a highly desirable area.

**Auction Terms: 10% down on the day of sale with the balance due within 30 days. A 10% buyer's premium will be added to the high bid to determine the gross sales price. 2024 Taxes prorated, possession with general warranty deed. Selling "as is".**

**Bud Greenup**  
Real Estate  
& Auction Co.



  
**BERKSHIRE HATHAWAY**  
HomeServices  
Partners Realty

For more information, visit [cook-properties.com](http://cook-properties.com) or call 270-792-7205.