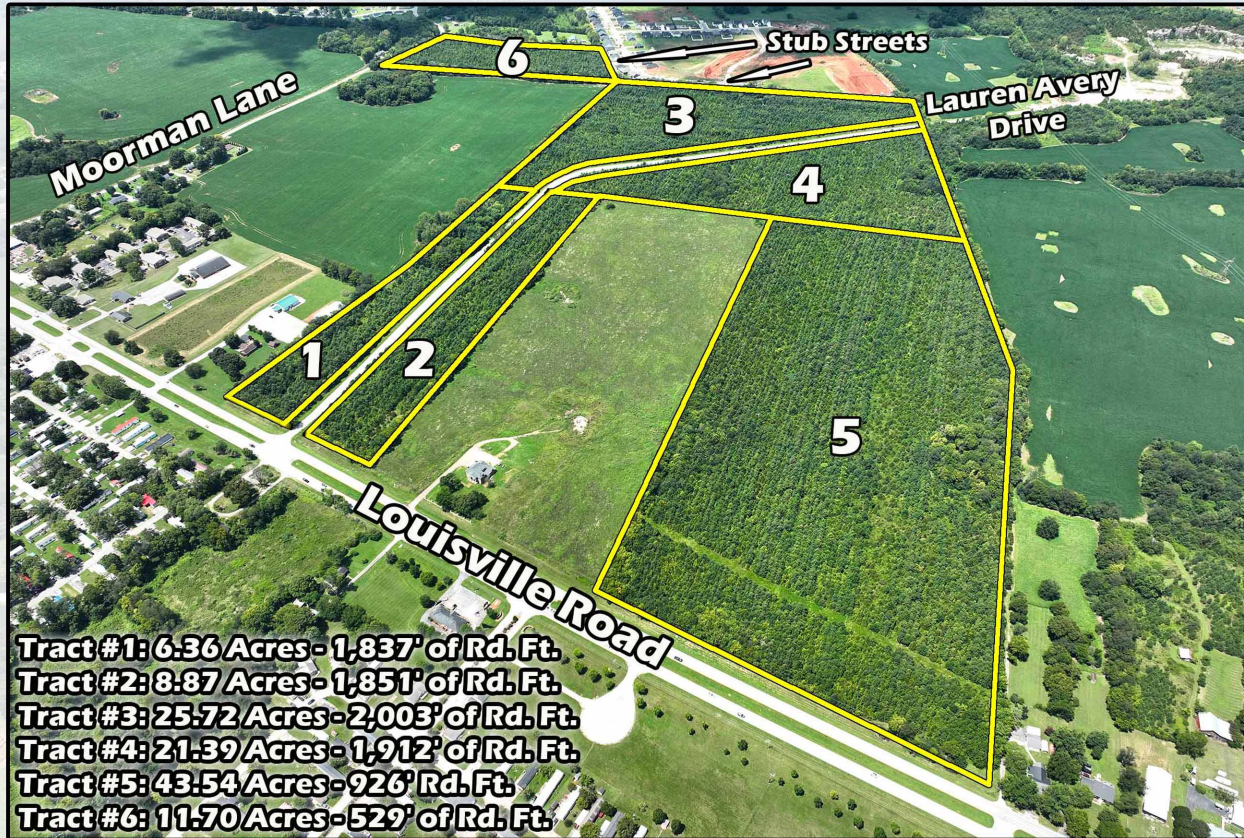


117.58 ACRES OFFERED IN SIX TRACTS

THURSDAY, SEPTEMBER 3RD - 5:00PM

SELLING FOR THE HEIRS OF THE DR. O. L. AVERY, JR. TRUST



Tract #1: 6.36 Acres - 1,837' of Rd. Ft.
Tract #2: 8.87 Acres - 1,851' of Rd. Ft.
Tract #3: 25.72 Acres - 2,003' of Rd. Ft.
Tract #4: 21.39 Acres - 1,912' of Rd. Ft.
Tract #5: 43.54 Acres - 926' Rd. Ft.
Tract #6: 11.70 Acres - 529' of Rd. Ft.

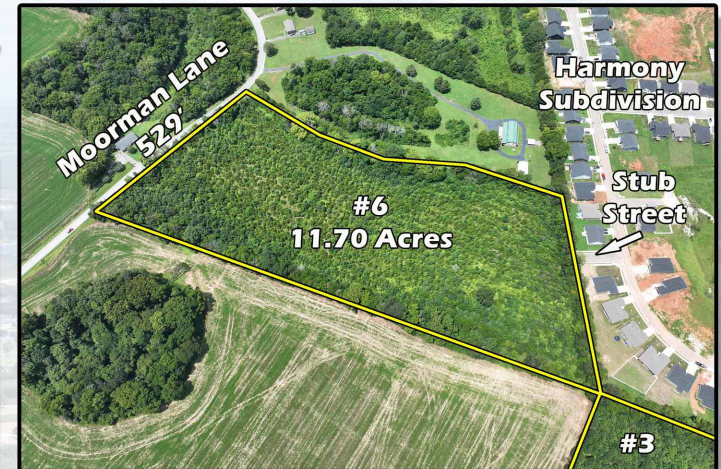
Just a few short years ago, if you asked any real estate authority which area of Warren County is next to explode on the scene, all indicators pointed right to this area...and their predictions were spot on! The exciting news is that exact transformation is far from complete with no signs of slowing down, creating an incredible investment opportunity on this Avery property that seldom comes around. Definitely one with unlimited potential that speaks for itself, so make plans to look this one over. See you sale day!



Joe B. Houchens Auctioneers, Inc.
"Real Estate Auctioneers & Consultants"

270-781-8013

www.jbhauctioneers.com



**Frontage on Louisville Road,
Moorman Lane & Lauren Avery
Drive • Sewer Service Available
Along Louisville Road & Lauren
Avery Drive • ½ Mile From
Bristow Elementary • One Mile
From Warren East Middle &
High Schools • 1 ½ Mile from
the Kentucky Transpark**

**Live Auction to Be Held Offsite
Indian Hills Country Club
200 Indian Hills Drive
Bowling Green, KY**



Joseph "Bryant" Houchens III



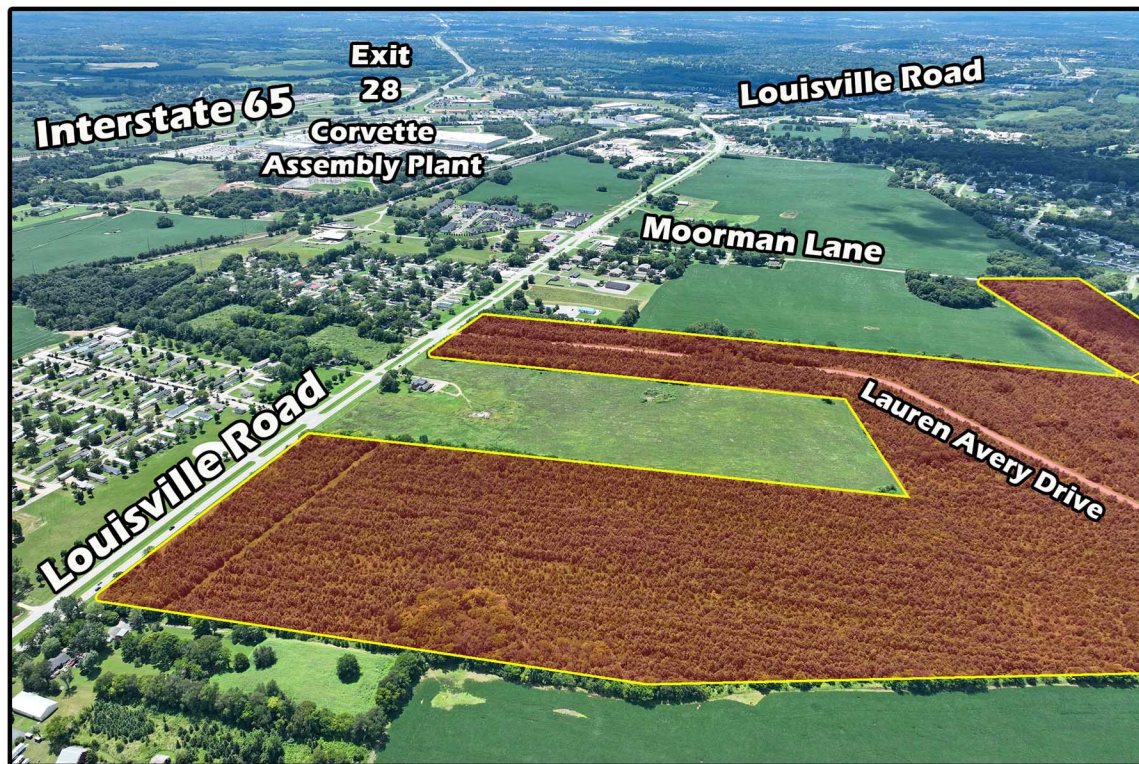
Joe B. Houchens
Broker/Auctioneer



Joe B. Houchens II
Broker/Auctioneer



Charlie Hill
Broker/Auctioneer



**A 7% BUYER'S PREMIUM WILL BE ADDED TO THE LAST BID
 TO DETERMINE CONTRACT PRICE OF REAL ESTATE
 Terms & Conditions**

(1) Ten percent (10%) down day of sale with execution of the purchase agreement, with balance due on or before October 16th, 2026. (2) Possession of the property shall be given with deed. (3) 2026 taxes shall be prorated. (4) All property being sold "as is". Complete inspection of all property is encouraged prior to bidding. All sales are final and are not contingent on purchaser being able to secure financing during the contract period. (5) Property to be sold "absolute" using the Multi-Parcel Method. (6) Announcements made day of sale take precedence over all prior advertising. All information gathered for this advertising is from reliable sources and is deemed correct, however it is not guaranteed. Purchasers should avail themselves of the opportunity to make necessary personal inspection.