

ONLINE-ONLY AUCTION

18.7± ACRES IN 6 TRACTS

Prime Commercial. Residential. Agriculture in Glasgow, KY



LOCATION:

2000 BURKESVILLE RD,
GLASGOW, KY 42141

Ideally located just outside the Glasgow city limits, this Barren County parcel offers outstanding commercial and residential potential. With frontage and/or easy access from HWY 90 (Burkesville Road), the property offers excellent visibility and connectivity—just off the Cumberland Parkway.

Convenient Distances:

- 13 minutes to Interstate 65
- 40 minutes to Bowling Green, KY
- 1 hour 26 minutes to Nashville, TN
- 1 hour 37 minutes to Louisville, KY

A strategic location with strong potential for future growth.



Bidding Starts FEB 12 • 10 AM CST | Bidding Ends FEB 26 • 2 PM CST

CountryLakesAndLand.com
606-387-0020



**Lakes and Land
Realty/Auction**

RYAN BROWN, Agent | 270-407-1150, **JEFFERY CYPHERS**, Auctioneer | 270-459-1193

HUNTER SHEARER, Broker/Auctioneer | 606-306-2995

KYRE 262784 / P3216

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Whether you're planning a commercial development, residential project, or long-term investment, this property offers the flexibility to move forward with confidence.

Tract #1: 2.824± Acres
Tract #2: 2.949± Acres
Tract #3: 1.411± Acres
Tract #4: 2.220± Acres
Tract #5: 5.577± Acres
Tract #6: 3.744± Acres

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TERMS 1. 15% Down Payment (non-refundable) Cash or Good Check - Due on Sale Day - Balance is due on or before 30 days after the auction ends.

2. 10% BUYERS PREMIUM will be added to the WINNING BID to determine PURCHASE PRICE OF THE REAL ESTATE, and PERSONAL PROPERTY. 3. Real Estate is selling "AS-IS, WHERE IS", both surface and subsurface with no warranties guaranteed or implied; sold subject to any restrictions, right of ways or easements, recorded or unrecorded. Please conduct your own due diligence of the property being sold prior to bidding. 4. United Country Lakes and Land Realty/Auction is the agent for the seller. 5. The seller nor his/her agent make any representation or warranty regarding any utilities being available to the real property being sold. Bidder should determine the feasibility of any utility service(s) prior to bidding. 6. Bidders are invited to inspect the property and are responsible to complete their own due diligence before the sale date. 7. All information herein was obtained from sources believed to be reliable, however accuracy is not guaranteed. 8. Down Payment of 15% is due on the day of sale in cash, or good check. 9. All announcements on sale day or published/distributed on the internet prior to the stated online auction ending time take precedence over previously published advertising. 10. The purchaser will be required to sign a purchase contract at the close of the sale. 11. This sale is final with no contingencies and is not subject to the buyers ability to obtain financing. 12. Possession to be given with deed at closing. 13. Seller to convey the property by General Warranty Deed. 14. Property is selling by recent survey or deed. 15. Buyer is responsible for closing costs and their own title search. 16. United Country Lakes and Land Realty/Auction and their agents and staff are eligible bidders and subject to the same registration, terms, and conditions as all other bidders. 17. Auction is subject to prior sale. 18. Payment is due the day of sale with a good check or cash for all Personal Property with 10% buyers premium and 6% KY Sales Tax

