

**2 BEDROOM BRICK HOUSE & 0.334 ACRE LOT • ANTIQUES
PERSONAL PROPERTY • POWER TOOLS • WOODWORKING TOOLS**

AUCTION

**SATURDAY,
MAY 21, 2011
10:00 A.M.**

**Monroe County,
Kentucky**

DIRECTIONS: Take Hwy 63 (Old Glasgow Rd.) 2 mile from Tompkinsville to 342 Old Glasgow Rd. to the sale site. Signs posted.



DESCRIPTION OF REAL ESTATE:

Selling is a brick home that has a living room, kitchen, 2 bedrooms, 1 full bath, a utility room as well as a covered concrete back patio and front porch and all of this is sitting on a 0.334 acre lot. This home has gas CH&A, county water and a well, new replacement windows, and a 12' x 24' wood frame storage building.

ANTIQUES: Old oak bed; oak dresser; what not stand; cedar chest; White Rotary sewing machine; old sewing machine stand; cake stand; and other items.

PERSONAL PROPERTY: Hotpoint refrigerator; Hotpoint electric stove; Frigidaire Washer & dryer; couch & chair; recliner; desk; odd chairs; 2 end tables; kitchen table & 4 chairs; filing cabinet; vacuum cleaner; 3 pc. bedroom suite; stereo system; luggage; picture frames; book shelf; jewelry box; costume jewelry; No. 45 records; No. 33 record albums; 8 tract tapes; radio; figurines; 3 oil lamps; table lamps; bed linens; cooking utensils; oatmeal glass; dishes; 2 cookie jars; jar of marbles; and other items.



WILLIE BEN STRODE ESTATE - OWNERS



TOOLS: Craftman band saw; Sprunger shaper; air compressor; Delta table saw; hand power tools; Wen 14" electric chain saw; work table & vice; battery charger; router saw; other wood working tools; C clamps; bar clamps; dolly; step ladder; 2 gas stoves; garden tools; weed eater; garden hose; push mower; wheel barrow; and other items.

TERMS OF SALE: Real Estate - A 15% non-refundable down payment is required on the day of sale, with the balance due on or before 30 days. Possession will be given with deed. Personal Property - Cash or approved check on day of sale with property I.D.

TAXES: 2011 taxes will be prorated. • **LEADBASE PAINT:** This house was built before 1978 and lead based paint could be present. Make your inspections on or before Saturday, May 21. Purchaser will be required to sign an inspection waiver prior to signing a sales contract.

AGENT'S NOTE:

This home is very conveniently located in a good neighborhood and is just a short drive from downtown Tompkinsville. This home has all utilities available, has a nice storage building, and with a little work and imagination could be a beautiful place to live. For more information, contact the selling agent and be with us on Saturday, May 21 at 10:00 a.m. for another fun day at the auction.

Any announcements made day of sale takes precedence over all other advertisements or comments. Proffitt Real Estate Agency, Inc, its employees, and sellers are not responsible for any accidents. All information contained in our advertisements has been obtained from sources deemed to be reliable. Seller and/or selling agents of Proffitt Real Estate Agency, Inc and their employees cannot and do not guarantee its accuracy. All items sold "as is, where is" both surface and subsurface.

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