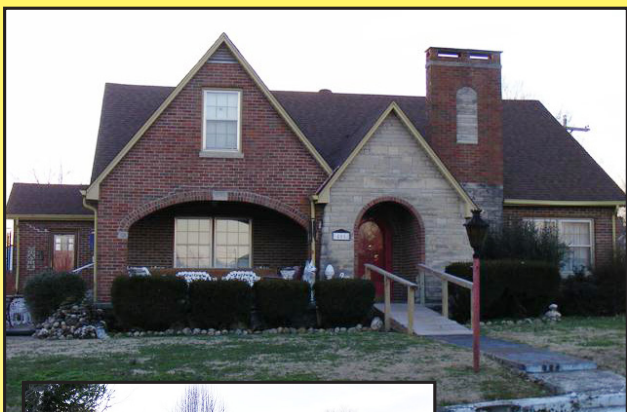


# AUCTION

**SELLING SATURDAY, MAY 12 AT 9:00 A.M.**

**DIRECTIONS:** From Main Street in Tompkinsville, take 4th Street west, turn right at William B. Harlan Library and go to the corner of Emberton St. and Fifth Street to sale site. Real estate and all personal property will be sold at 405 Emberton Street. Signs posted.

**4 BEDROOM BRICK  
HOUSE & LOT  
with DETACHED GARAGE  
SELLING IN 2 TRACTS**



**LOCATION:**  
405  
Emberton St.,  
Tompkinsville,  
KY. Signs  
posted.

**2.15 ACRE  
BUILDING LOT —  
SELLING AS A WHOLE**

**LOCATION:** 1 mile from  
Tompkinsville, Ky on Hwy. 63.  
Signs posted.

**JOE FRED & BETTY  
BUTLER ESTATE  
OWNERS**

**AGENT'S NOTES:** Proffitt Real Estate Agency, Inc has been honored to have been given the opportunity to sell the Joe Fred and Betty Butler Estate. This is the 3rd and final auction for the estate and we have some beautiful furniture and glassware still to sell. We also have a very nice, well maintained house and lot to sell that is located at the corner of Emberton Street and Fifth Street. This house is practically ready to move into and is within walking distance of downtown Tompkinsville. If you have been looking for a good building lot then you will want to consider the 2.15 acre lot on Hwy. 63. So mark your calendars and come on out and be with us on Saturday, May 12 at 9:00 a.m. for another fun time at our auction. For more information contact us at Proffitt Real Estate Agency, Inc.

Any announcements made day of sale takes precedence over all other advertisements or comments. All information contained in our advertisements has been obtained from sources deemed to be reliable. Sellers and/or Proffitt Real Estate Agency cannot and do not guarantee its accuracy. All items are being sold "As Is". Owners and agents are not responsible in case of accidents.

**Lunch will be served,  
Restrooms will be available**

## REAL ESTATE:

**TRACT #1** — This brick home has a living room, dining room, kitchen w/eating area, den, 2 bedrooms down-stairs, 1 bath, and a sun porch w/washer & dryer hook-up. The upstairs has 2 bedrooms, ½ bath, plenty of closet & storage space as well as a full basement. This home has electric and gas heat, window air, and with all city utilities available. There is also a 2-car detached garage with additional storage space and a built-in outdoor grill. This home is sitting on a \_\_\_\_\_ acre lot.

**TRACT #2** — This tract is located between the house and the public library and has all utilities available.

**2.17 ACRE LOT** — This lot is located approximately 1 mile from the city limits of Tompkinsville on Hwy 63. This lot has county water available.

**ANTIQUES & COLLECTIBLES:** Oak high back bed; oak dresser; oak gentlemen's dresser; Cherry buffet; white kitchen cabinet w/sifter; Victorian couch & 2 chairs; dining table & 6 chairs w/buffet (handmade); secretary desk; 2 shin warmers (chairs); wash stand w/mirror; 8 trunks (camel back & flat top); wooden pie cabinet; 3 pc. Lillian Russell bedroom suite; 2 cedar chests; marble top tables; lamp tables of all kinds and sizes; occasional tables (all sizes); chairs; rockers; quilt tops; quilts; all antique and collectible lamps not previously sold; all glassware not previously sold including Moon & Star; and many other items still in boxes.

**PERSONAL PROPERTY:** Hotpoint stove; GE refrigerator; kitchen cabinet w/stainless steel top; table & 4 chairs; 2 oak grandfather clocks (custom made); several china cabinets; several 3 corner dish cabinets; lots of occasional chairs; recliners; dressers; Tappan microwave; hat racks; coat racks; flower stands of all kinds and sizes; marble top tables of different sizes; occasional tables; lamp tables; lamps; all kinds of chairs and stools; all previously unsold glassware, furniture, etc.

**ORDER OF SALE:** We will begin selling the antiques and personal property 9:00 a.m. At 11:00 a.m. we will sell the house & Tract #1 and then the Tract #2 lot. At 11:30 a.m. we will sell the 2.15 acre lot located on Hwy 63. We will then sell the remainder of the antiques and personal property. (Note — The 2.15 acre lot will sell from the house tract that is located on Emberton St.)



**Final Big  
Weekend**

**SATURDAY,  
MAY 12**

**9:00 A.M.**

**HOUSE &  
2 LOTS**

**(SELLING IN  
2 TRACTS)**

**ANTIQUES &  
COLLECTIBLES**

**ANTIQUE  
FURNITURE**

**PERSONAL  
PROPERTY**

**GLASSWARE**

**MOON & STAR**

**VINTAGE LAMPS**

**CARNIVAL GLASS**

**PICTURES**

**SETS OF DISHES**

**2 GRANDFATHER  
CLOCKS**

**QUILTS**

## TERMS OF SALE:

Real Estate — A 15% down payment will be required on 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 the day of the sale with proper ID. All items are being sold "AS IS, WHERE IS" both surface and subsurface with no warranty expressed or implied. Buyers must register with picture I.D. and should satisfy themselves as to the description and quality of each item. A 6 % sale tax will be applied to all purchases unless buyer has resale certificate.

THIS HOUSE WAS BUILT BEFORE 1978 AND COULD CONTAIN LEAD BASED PAINT. MAKE YOUR INSPECTIONS BEFORE SALE DAY AND BE PREPARED TO SIGN A LEAD-BASED PAINT WAIVER PRIOR TO SIGNING A SALES CONTRACT ON DAY OF SALE.



# PROFFITT



**REAL ESTATE AGENCY, INC.**

**TOMPKINSVILLE, KY**

**Phones: 270-487-6104  
270-487-9629  
1-800-492-2681**

**Visit our Website at:  
[www.proffittrealestate.com](http://www.proffittrealestate.com)**

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DUANE BROWNING - SALES ASSOCIATE/AUCTIONEER/AFFILIATE BROKER (TN/KY) - PH 615-572-0116



**"Profit  
with  
Proffitt"**