

# 2-BEDROOM HOUSE AND LOT ANTIQUES • PERSONAL PROPERTY

# AUCTION

SATURDAY,  
JULY 13, 2013  
10:00 A.M.

**DIRECTIONS:** From Main St., turn onto Columbia Avenue and continue to sale site located at 801 Columbia Avenue, Tompkinsville, Ky. Signs posted.

**DESCRIPTION OF REAL ESTATE:** This property consists of a wood frame house that has a living room, kitchen, dining room, 2 bedrooms, and 1 bath. This home has wood heat with all city utilities available and sits on approximately a 0.25 acre lot.



**ANTIQUES AND PERSONAL PROPERTY:** Pie safe; chest of drawers; Hoosier cabinet; iron beds; Murphy bed; Oak lamp table; trunk; oak rocking chair; 2 old oil lamps; old wall clock; Singer sewing machine in cabinet; 2 ladder-back chairs; old lantern; old Belknap wash tubs; old jars; what-not stand; 2 wooden step ladders; tree pruner; Firetite wood stove; extension cords; rods & reels w/tackle; gas can; hand tools; garden tools; pots and pans; kitchen utensils; camper top; Dodson pickup truck (Salvage); and other items.

**TERMS OF SALE: Real Estate** – There will be a 15% non-refundable down payment required on the day of sale with the balance due on or before 30 days. Full possession will be given with deed. This property will be selling “As Is, Where Is” both surface and subsurface with no warranty expressed or implied. **Antiques & Personal Property** – Cash or approved check on the day of the sale with proper I.D. All bidders must register with proper I.D. prior to bidding. There will be a 6% Kentucky sales tax collected on all taxable items. If you have a resale certificate, present it at the time of payment.

**AGENT'S NOTE:** Take a look at this property that would make a great fixer upper and could be a very nice rental or a good home to live in. The housing market is getting better and better so this is your opportunity to buy. This home is in a good location being just a few blocks from downtown Tompkinsville. We are also selling some really nice pieces of furniture and personal property. Make your plans to come out and be with us on July 13 at 10:00 a.m. for a fun time at our auction.

Restrooms on site.  
Refreshments served.

**JEWELL HIGGENBOTHAM — OWNER**

Any announcements made day of sale take precedence over all other advertisements. All information contained in our advertisement has been obtained from sources deemed reliable. Sellers and/or Proffitt Real Estate Agency, Inc cannot and do not guarantee its accuracy. Proffitt Real Estate Agency, Inc., their employees, and sellers are not responsible for any accidents.

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



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