

HISTORIC 4-BEDROOM HOUSE & 0.49 ACRE LOT

GUEST HOUSE

AUCTION

**SATURDAY,
JULY 27, 2013
10:00 A.M.**

DIRECTIONS: This property is located at 401 North Main St., Tompkinsville, KY and is overlooking Main St. and the downtown area of Tompkinsville. Signs posted.

DESCRIPTION OF REAL ESTATE: Historic

Home - We are offering at auction this beautiful historic 2 story, 4 bedroom brick home. This home was built in 1886 and is on the National Registry for Historic Homes. On the 1st floor of this home is a living room, family room, kitchen, dining room, 1 bedroom, 1 full bath, and a utility room. The entire 1st floor has a raised ceiling. The second level consists of 3 bedrooms and 1 full bathroom. This home has a half basement, a metal roof, a large covered front porch, and a covered back patio. This home has CH&A with all city utilities available.

Guest House - The brick guest house has a living room w/fireplace, kitchen, 1 bedroom, 1 full bath, and a walk-around porch. The main house and the guest house are situated on a nice 0.49 acre lot.

TAXES: The 2013 property taxes will be prorated as of the date of the closing.

TERM OF SALE: There will be a 15% non-refundable down payment required on the day of the sale with the balance due on or before 45 days. Full possession will be given with deed. This property is selling "As Is, Where Is" both surface and subsurface with no warranty expressed or implied.

AGENT'S NOTE: Ladies and gentlemen this is your opportunity to purchase this beautiful historic home that is one of the oldest homes in Monroe County today. This home was built in 1886 by Thomas Preston Evans and passed down through the Bradshaw family to Kathleen Carter and then to the McClendon family. This home has been fully restored in 1992/1993 and is listed on the National Registry of Historic Homes. This home is located overlooking the downtown area of Tompkinsville, Ky. and stands as a reminder of the history that this home has. Contact the selling agent for more information about this home and mark your calendar and come out and be with us on Saturday, July 27 at 10:00 a.m. for another fun day at our auction.



NORMA JEAN MCCLENDON ESTATE — OWNERS — BEVERLY MCCLENDON

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.

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