

**35 ACRES • TIMBER • SELLING IN 1 TRACT  
GREAT HUNTING • GOOD BUILDING SITES**

# AUCTION

**SATURDAY,  
JULY 27, 2013  
1:00 P.M.**

**DIRECTIONS:** From Tompkinsville take Hwy. 100 (Center Point Rd.) approximately 6.5 miles, turn right on Hwy. 214, go approximately 1 mile and cross the ferry. Then go approximately 5.5 miles to the sale site. Signs posted.

**DESCRIPTION OF REAL ESTATE:**

This tract of land consists of 35 acres with approximately 25 acres in timberland and the remainder in open land. This tract of land has nice highway frontage and is located very close to the Cumberland River. This tract has some cutable timber and also has a nice young boundary of timber located on it. County water is available to this property.

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

**TERMS:** There will be a 15% non-refundable down payment required on the day of the sale with the balance due within 30 days. Full possession will be given with deed. This property will be selling by the deed and is selling "As Is, Where Is" both surface and subsurface.



**AGENT'S NOTE:** This property is located in the heart of the best deer and turkey hunting in the country and let's not forget the fishing. If you are looking for a place to just get away from the city life, then you need to take a long look at this property. This property has a nice building sight to build on and has county water available. Make your plans to be with us on Saturday, July 27 at 1 p.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.



# 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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