

# AUCTION

**SATURDAY, MAY 7, 2022 @ 10:00 A.M.**

## 3 BEDROOM VINYL SIDED HOUSE & 1± ACRE GARAGE & STORAGE BUILDING • OLIVER 22" WOOD PLANER

### DIRECTIONS:

From Tompkinsville, take Hwy 63 (Old Glasgow Rd) approx. 4 miles to the property at 3975 Old Glasgow Rd. Property is located on the left side of the highway. **Signs posted.**

### DESCRIPTION OF REAL ESTATE:

Vinyl sided, wood frame house featuring a living room, kitchen, three bedrooms, & one full bath located on the main floor, and an additional room upstairs. This home has electric heaters, window air-conditioning, county water, septic system, and all county utilities are available. Also on the property is a 23' X 52' garage/workshop. All of this is sitting on a 1± acre tract of land with lots of road frontage.



**3975  
Old Glasgow Rd**



### TAXES:

The 2022 property taxes will be prorated as of the date of closing.

### TERMS OF SALE:

**Real Estate:** The purchaser of the real estate will be required to pay a **15% non-refundable** down payment & sign a purchase contract on the day of sale. The balance is due on or before 40 days with full possession given with deed at closing. The purchaser of the house will also be required to sign a LBP Disclosure. This property is selling "**As Is, Where Is**" both surface & subsurface.

**Personal Property:** Buyers must register with a valid driver's license to bid on merchandise. There will be a **6% Kentucky sales tax** collected on all purchases unless buyer presents a Kentucky Resale Certificate.

### AGENT'S NOTE:

If you are looking for something affordable to live in or maybe a good rental property, then this home could be it! With a little work this could be a very nice home and is just a few minutes from downtown Tompkinsville. Call us at 270-487-6104 if you would like to look at this home. Make plans to be with us on Saturday, May 7 at 10:00 a.m. for another fun day at our auction.

## ROY PAYTON COMER - ESTATE

ANY ANNOUNCEMENTS MADE ON THE DAY OF THE SALE TAKE 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 STATE AGENCY, INC. CANNOT AND DO NOT GUARANTEE ITS ACCURACY. OWNERS AND AGENTS ARE NOT RESPONSIBLE IN CASE OF 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.



**TOMPKINSVILLE, KY**  
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