

A U C T I O N

SATURDAY, MAY 21, 2022 @ 10:00 A.M.

**VINYL SIDED WOOD FRAME HOUSE & 12 ± ACRES • BARN
TOOL SHED • SOME TIMBER • 2 TRACTORS • FARM EQUIP.
ANTIQUES • PERSONAL PROPERTY • JUNK IRON & VEHICLES**



DIRECTIONS:

From Tompkinsville, take Hwy 1366 (County House Rd) & go approx. 7.5 miles, turn left on V Comer Rd & proceed to property. **Signs posted.**

DESCRIPTION OF REAL ESTATE:

Vinyl sided wood frame house complete with a living room, kitchen, dining area, 3 bedrooms, & 1 full bath on the main floor, & 5 partially finished rooms upstairs, electric wall heat, wood heat, one window air-conditioner, county water, and all county utilities available. Also on the property is a wood frame barn, tool shed, & some timber. All of this is sitting on a large 12 ± acre tract of land that with lots of road frontage.

ROY PAYTON COMER - ESTATE

VEHICLES, ETC.:

Ford F-350 (NEW 292 rebuilt V8 engine); White 1987 Mustang GT convertible; old Ford trucks & old Ford Mustang cars (used for parts only); tires & rims; lots of car parts; vehicle servicing accessories; gas cans; oil; brand cans; tube grease; grease guns; lots of junk vehicles, etc.

TAXES:

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



PERSONAL PROPERTY:

Iron beds; (2) love seats; couch; many jars; old chairs; lots of old wooden chairs; toy pedal car; wood & metal doors; porch swings, and many other items.



TRACTOR, FARM TOOLS & EQUIPMENT, MOWER:

Ford 801 Power Master tractor w/ loader; Ford 801 Select-O-Speed tractor; Husqvarna LGT 2654 riding mower; Delta arm saw; Duerr 20-ton log processor; aluminum siding; air tank; air compressor; electric drill; water hoses; milk crates; steel posts; wire panels; log chains; come-a-long; pallets; new ext'n. ladder; hand tools; chain hoist; jacks; post hole diggers; step ladders; metal carts; lot of 2X4s; sheets of pressed board; used metal roofing; trash cans; lumber; lots of junk iron & much more.

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 will also be required to sign a LBP Disclosure. This property is selling **"As Is, Where Is"** both surface & subsurface & is selling by the legal description in the deed.

Personal Property: **Buyers must register with a valid driver's license to bid on merchandise.** All items are selling **"As Is"** with no warranties expressed or implied and all bidders should satisfy themselves as to the description **and** quality of each item. **There will be a 6% Kentucky sales tax collected on all purchases unless buyer presents a Kentucky Resale Certificate.** All vehicles are selling without title.

AGENT'S NOTE:

We would like to thank the family of Roy Comer for allowing us to sell this home and personal property. This is the ideal amount of acreage that many people have been searching for. If you are looking for something affordable to live in or maybe a good rental property, look no further! With a little work it could be a very nice home, and it's just a few minutes from Tompkinsville. There is some timber on the property, and it will sell with the property. Call us at 270-487-6104 if you would like to look at this home. Mark your calendars and join us on **Saturday, May 21 at 10:00 a.m.** for another fun day at our auction!

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 ESTATE AGENCY, INC. CANNOT & DO NOT GUARANTEE ITS ACCURACY. OWNERS & AGENTS ARE NOT RESPONSIBLE IN CASE OF ACCIDENTS. THIS HOUSE WAS BUILT BEFORE 1978 & COULD CONTAIN LEAD-BASED PAINT. MAKE YOUR INSPECTIONS BEFORE SALE DAY & BE PREPARED TO SIGN A LEAD-BASED PAINT WAIVER PRIOR TO SIGNING A SALES CONTRACT ON DAY OF SALE.



TOMPKINSVILLE, KY
270-487-6104
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www.ProffittRealEstate.com

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" PROFIT WITH PROFFITT "

