

# AUCTION

**SATURDAY,  
MAY 18, 2019  
10:00 A.M.**

## **3-BEDROOM VINYL SIDING HOUSE & 0.58 ACRES ANTIQUES & COLLECTIBLES • FURNITURE • TOOLS • PERSONAL PROPERTY**

**DIRECTIONS:** From Tompkinsville, take Hwy 63, go 5/10 mile, turn right onto Hwy 839, go 7 miles to the auction site on the right side of Hwy 839. Signs posted.

### **DESCRIPTION OF REAL ESTATE:**

We are selling a vinyl siding house that has a large combination living room & kitchen, dining room, 3 bedrooms, 1 full bath, a utility room, and a large walk-in closet. This home has gas wall heaters, window air conditioning, replacement windows, a covered front porch, and a metal roof. Also located on the property is a 28' x 42' metal 2 bay garage that is fully electric and a ground storm shelter. All of this is located on a 0.58 acre lot.

### **TAXES:**

The 2019 property taxes will be prorated as of the date of closing.

### **DESCRIPTION OF ANTIQUES & COLLECTIBLES:**

Butcher block; quilt; vintage dresser; trunk; coffee grinder; old lamp; oil lamps; lanterns; Moon & Star (3 pcs. milk glass, 7 pcs. gold, 10 pcs. green); blue platter; cast iron (sm. dinner bell, bowl w/lid); crock pitcher; hen on nest (various sizes of red, blue, green, clear, cobalt, blue/beige, blue/white, carnival glass); Avon cruet; cookie jars; old teapots; glass shoes & boots (various sizes, green, blue pink, gold, clear, cobalt blue); depression glass (gold, green, clear, pink, hobnail, red, bowls, plates, dessert dishes, pitcher & creamer; trays, compotes, butter dishes, covered vases, candy dishes, pitchers); lots of figurines; quilting frames; old games; box of sausage grinders; single tree; 2 old crosscut saws; "God Bless America" light up sign; and other items.

### **FURNITURE — TOOLS — PERSONAL PROPERTY:**

Couch & chair; recliner; maple bedroom suit; entertainment center; coffee tables; bar stools; sewing box; lift chair; table & 6 chairs; buffet; stove; refrigerator; twin bed; kitchen cabinet; gun cabinet; microwave; trash cans; book shelves; chair; concrete pots; 2 freezers; swing; lawn chairs; lamps; quilting & cross stitch books; pictures; crock pots; electric skilllets; stock pots; food chopper; sweepers; Club Aluminum pots; Pyrex dishes; Corningware; sets of dishes; lots of crocheted items; plates, platters, & pitchers; lots of pots & pans; colanders; cold packers; luggage; plastic ware; canes; knives; silverware; Christmas décor; cookie jars; candy dishes; kitchen utensils; handicap potties & walkers; tables; washer/dryer (parts); radios; canes; lots of plastic totes; tool box for truck (like new); lots of coolers; umbrella; tackle boxes; hose on reel; patio seat; shelving; baskets; 2 wheel wagon; seat on wheels; several ladders (wood & aluminum); plastic & metal crates; hand & garden tools of all kinds; Craftsman & Black & Decker power tools; several scales; 2 hedge trimmers; Craftsman 10" chain saw; lawn mower; King Craft tool chest; 2 wheel sprayer w/3 sprayers; seed sower; weed eaters; tarps; hand saws; metal box; tool box; stools; tackle box w/lures; old saddles; bridles; garden statues; and many other items.

**TERMS OF SALE:** Real Estate - The purchaser of the land will be required to pay a 15% non-refundable down payment on the day of the sale with the balance to be paid on or before 40 days at closing. The purchaser of the house will be required to sign a purchase contract on the day of the sale. This property is selling "As Is, Where Is" both surface and subsurface. Personal Property - Cash or approved check on the day of the sale



with proper I.D. Buyers must register with a driver's license to bid on the merchandise. All items will be 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 taxable purchases unless buyer presents a Ky. Resale Certificate.

**AGENT'S NOTES:** Proffitt Real Estate Agency, Inc. would like to thank the family of the Marshall Bacon Estate for allowing us to sell this property. If you are looking for a home in the country, you should take a look at this one located 7½ from the city limits of Tompkinsville. This home has a great location, nice neighborhood, and has a large metal garage w/lots of storage space. To look at this home, contact the selling agent. We will also be selling the personal property and if you knew Marshall, you know that he has lots & lots of nice personal property to sell. So mark your calendars and come out & be with us on Saturday, May 18 at 10:00 a.m. for another fun day at our auction.

### **MARSHALL BACON ESTATE — OWNERS**

Any announcements made on the day of the sale takes 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 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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Visit our Website at:  
[www.proffittrealestate.com](http://www.proffittrealestate.com)

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