

# 3-BEDROOM VINYL SIDING HOUSE & 0.728 ACRE LOT

## STORAGE BUILDING

# AUCTION

**SATURDAY,  
JUNE 13, 2015  
10:00 A.M.**

**DIRECTIONS:** From Tompkinsville, take Hwy 163 South (Celina Rd), go 5.2 miles, turn left onto Hwy 216 (Vernon Rd.) and go 2.4 miles to the sale site. Signs posted.

### DESCRIPTION OF REAL ESTATE:

Take a look at this vinyl siding house that has a living room, combination kitchen & dining area, 3 bedrooms, a large walk-in closet, and a large full bathroom w/utility hookup. This home has a large covered concrete front porch and a treated wood deck on the side. This home is heated with a gas propane stove, is cooled with window air, and has county water. Other improvements consist of a 12' x 16' vinyl storage building that has a concrete floor. This home has been recently remodeled and is sitting on a 0.728 acre lot.

**TAXES:** The 2015 real estate taxes will be prorated as of the date of closing.

**TERMS 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 30 days. Full possession will be given with deed. This property is selling "As Is, Where Is" both surface and subsurface.

**AGENT'S NOTE:** If you are in the market for a home located in the country, then this may be the home you have been waiting for. This home is located on the Vernon Road and is just a short drive from Tompkinsville, Ky. and Celina, Tn. This is a wonderful opportunity to purchase a nice home, so come on out and be with us on Saturday, June 13 at 10:00 a.m. for another fun auction.



**RANDY & AMANDA BIRGE, OWNERS**

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