

3-BEDROOM BRICK HOUSE & 0.66 ACRE LOT (SELLING AS A WHOLE)

**ANTIQUES & COLLECTIBLES • HONDA CR-V CAR
FURNITURE & PERSONAL PROPERTY • KNIVES • GUNS**

AUCTION

**SATURDAY,
JUNE 10, 2017**

9:00 A.M.

LOCATION: 314 WOODHAVEN DRIVE, TOMPKINSVILLE, KY

DESCRIPTION OF REAL ESTATE: This is a brick home that has a living room/dining area, kitchen & breakfast area, family room, 3 bedrooms, 2 full baths, and a utility room. There is an attached 2-car carport, a covered front porch and a concrete covered patio. This home has a full walkout basement that has a finished family room & kitchen area which includes a stove, sink, & lots of cabinets. Also in the basement is lots of storage space. This home has central heat and air, a nice asphalt drive, shingle roof, and replacement windows. This home is sitting on a nice 0.66 acre lot.

TAXES: The 2017 city and county taxes will be prorated at the day of closing.

CAR: 2015 Honda CR-V w/18,534 miles.

GUNS: Colt DA-45 U.S. Army 1917 Holster; Winchester Model 67 22 Short Long & Long rifle; Nitro Hunter 12 gauge choke (made in USA); Nitro Hunter 12 gauge choke (made in USA).

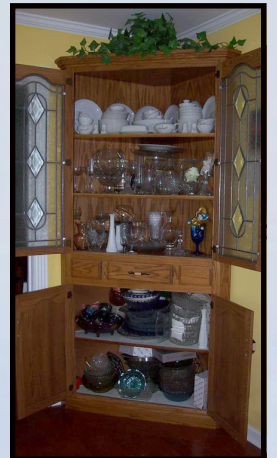
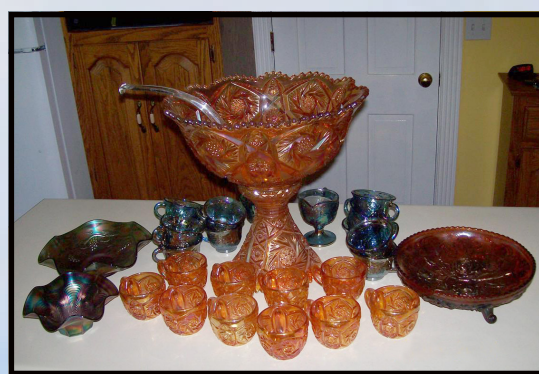
LAWN MOWER: Cub Cadet L10-1040 riding mower.

ANTIQUES & COLLECTIBLES: Black Diamond cast iron cook stove; old white kitchen cabinet; church bench; dresser; 2 Aladdin lamps; 3 oil lamps; ladder-back chairs; chest of drawers; sq. oak table; Detrola record player; oak dresser; iron bed; cedar chest; preserve stand; lots of depression glassware (bowls, platters, plates, cups, glasses, compotes, berry bowl, butter dish, etc.); Limited Edition Pepsi Cola plane; lots of old records; carnival glass pedestal punch bowl; carnival glass punch cuts; 1960's "The Old Homestead in Winter" Christmas plates; old Kodak camera in leather case & box; Mickey Mouse glasses; collection of small cars; old Tonka metal toys; old medicine bottles; '50's T-ville newspapers; Baseballs 100th Anniversary whiskey bottle; Bavaria plates; egg plates; picture frames; high chair; tote full of Jeff Gordon memorabilia; handmade quilts; old lantern; Smith Co. glassware; Moon & Star (light blue, green, 2 red lids); cast iron (covered pot, 2 tea pots, skillets, money bank); gold pocket watches; several nice arrowheads; Prints – Dexter Bowles, Bill Granstaff, UK, Monroe County Courthouse, Old Mulkey Meeting House, Sunny Days & Mondays; Old Books – Goodrich's The Third Reader, Blue Back Spelling Book, McGuffey's Spelling Book; Knives – Uncle Henry, Buck, Tree Brand, Old Case, Ranger Remington, Barlow, Elvis Presley, Legislature, Parker, Case Buffalo, Case Signature Set, Tree Brand Solingen, Advertising knives;

FURNITURE & PERSONAL PROPERTY: Couch; 2 wing back chairs; dining table/6 chairs; china cabinet; drop leaf table; leather couch & loveseat; chair; 2 entertainment centers; glass front book shelf; oak cabinet; GE stove; Frigidaire Refrigerator; 2 GE refrigerator; Sears Coldspot freezer; oak table/4 chairs; GE microwave; Whirlpool washer & dryer; 4 pc bedroom suit; 5 pc bedroom suit; glider rocker; couch & chair; several chairs; kitchen table/4 chairs; several book cases; jewelry cases; 2 oak bar stools; 55" Samsung Color TV; 2 sets of end tables; concrete table & benches; desk & chair; card tables & chairs; coffee table & end tables; several serving carts; odd tables; picture frames; several clothes racks; wooden toy bench; several cabinets; Sanyo TV; exercise equipment; work tables; stools; 8' banquet tables; several step stools; lots of flower arrangements; lots of brass; baseball bats; porch bench; wooden porch furniture; smoker; child's desk & chair; tricycle; toys; framed mirrors; sets of silverware; 21 place setting International Hartland stoneware; stainless bowls; 4 pc. wicker porch set; 4 pc. aluminum patio set; Crown Victoria "Lovelace" china; candle holders; 12 crystal glasses; plant stands; pedestal & table fans; lots of dishes, glasses, & cups; Keurig coffee maker; mag. rack; heater; figurines; cookbooks; set of Kayson's dishes; sets of Corningware; pots & pans; pitcher & bowl; bed, bath, & kitchen linens; luggage; Hover vacuum; Pyrex bowls; concrete bird feeder; 2 concrete deer; picnic basket; wooden chess set; ceramic pitchers; floral supplies & equipment; totes; holiday decorations; golf clubs; and many other items.

TOOLS: Briggs & Stratton 5 HP 1750 psi pressure washer; Echo leaf blower; saw horses; Husky tool box full of tools; seed spreader; hedge trimmer; wheeled carts; aluminum ladder; step ladder; dolly; lawn & garden tools; and many other items.

TERMS OF SALE: Real Estate – There will be a 15% non-refundable down payment required on the day of the sale with the balance



**BE SURE TO
COME EARLY DUE TO
LIMITED PARKING!!!**

**LUNCH
WILL BE SERVED
RESTROOMS
ON SITE**

AGENT'S NOTE:

Proffitt Real Estate Agency is honored to have been chosen to conduct this auction which includes a lifetime collection of James Arnold & Edna Deckard. This sale features a beautiful home that has been well maintained and is ready to move into. This home is located in a great neighborhood and sits on a very nice wooded lot. We will also be selling some nice antiques, lots of collectibles, prints, furniture, guns, a car, and all kinds of personal property. We will have something for everyone at this auction so come on out and be with us on Saturday, June 10 at 9:00 a.m. for another fun day at our auction.

due on or before 60 days. Full possession will be given with the deed. This property is selling "As Is, Where Is" both surface and subsurface. The property will be selling by the deed. **Personal Property** – Cash or approved check on the day of the sale with proper ID. Buyers must register with a driver's license in order 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 purchases unless buyer presents a Kentucky resale certificate.

JAMES ARNOLD AND EDNA DECKARD ESTATE - OWNERS

PROFFITT
REAL ESTATE AGENCY, INC.

TOMPKINSVILLE, KY

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Visit our Website at:
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