

# AUCTION

**SATURDAY,  
MAY 27, 2017  
10:00 A.M.**

**33.04 ACRES± (Selling As A Whole)**

**ANTIQUES & COLLECTIBLES • FARM EQUIPMENT  
PERSONAL PROPERTY**

#### **DIRECTIONS:**

From Tompkinsville, take Hwy. 1049 and go 12 miles, turn right on Old Temple Hill Church Rd., then go 4.2 miles to the auction site. Signs Posted.

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

We are selling 33.04 acres that is mostly in grass and has road frontage on the Old Temple Hill Church Rd. This farm has 1 large pond, 2 springs, county water is available and the farm lays gently rolling.

**TAXES:** The 2017 property taxes will be prorated as of the day of closing.

**TRUCK — FARM EQUIPMENT:** Toyota 4x4 5-speed single cab truck w/ 240,031 miles; 545 Farmtrac tractor w/approx. 550 hours & 2426 Bush Hog loader; Cimarron 6 ft. 3 pt. Hitch rotary mower; 6 ft. Ford 3 pt. Hitch disc; 2 bottom Ford plow; old hay fork; old grader blade; 12 ft. gates; jenny pole; old table saw; electric can masher; old trailer frame; International electric fence box; crowbars; sledge hammers; fence posts; air compressor; ladders; hand post driver; wheel barrow; chains; car chains; old saw blades; tool boxes; many assorted shop tools; many assorted garden tools; gas cans; water hoses; and many other items.

**GUN:** H & R Model 088 single shot 12 gauge shotgun; BB gun; shotgun shells; gun cleaning supplies.

#### **ANTIQUES – COLLECTIBLES – FURNITURE:**

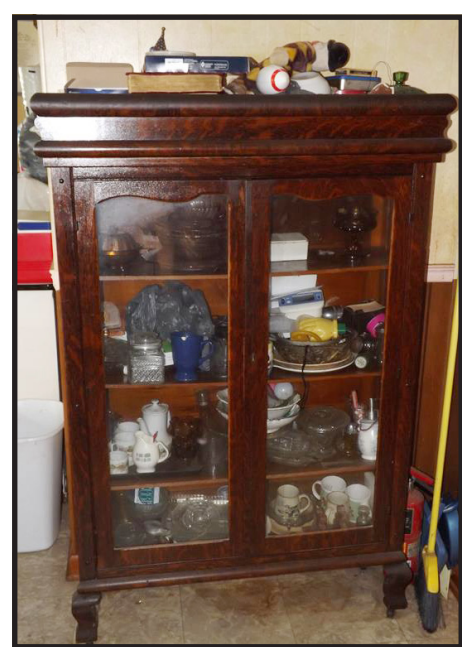
Table & 6 chairs; Tiger oak china cabinet; many old oil lamps & lanterns; old chest of drawers; ladder back chairs; quilts; churn; wash board; milk cans; cast iron cook stove; old china cabinet; hall tree; Hotpoint washer; Hotpoint dryer; Hotpoint refrigerator; tabled w/3 chairs & bench; GE microwave; corner cabinet; maple desk & chair; coffee table & end tables; cast iron pots, kettles, & skillets; old knives; walking canes; many pictures, frames, & wall hangings; metal file cabinets; sewing machines; crocks; lamps; many lawn chairs; lots of assorted dishes & plates; kitchen utensils; pine china cabinet; 3 bedroom suit; porch bench; 3 gun racks; lots of linens; assorted chairs; Coleman stove; old bicycles; trash cans; and other items.

**TERMS OF SALE: REAL ESTATE** - There will be a 15% non-refundable down payment on the day of the sale with the balance due on or before 30 days at closing. Full possession will be given with deed. The real estate is selling "As Is, Where Is" both surface and subsurface. **PERSONAL PROPERTY** – Cash or approved check on the day of the sale with property ID. Buyers must register with a driver's license prior to bidding on the merchandise. All items are selling "As Is" with no warranty expressed or implied. 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 the buyer presents a Kentucky Resale Certificate.

**AGENT'S NOTE:** We would like to thank the Bryant family for choosing Proffitt Real Estate Agency, Inc to sell the Tim Kyle Bryant Estate. If you have been looking for a small tract of ground that is mostly in grass and has been well taken care of, then this could be just what you have been looking for. The location is good and you can see all kinds of turkey, deer, and other wildlife. This auction also features some very nice farm equipment, collectibles, furniture, and personal property. There is something for everyone at this auction so be sure and mark your calendar and be with us on Saturday, May 27 at 10:00 a.m. for another fun day at our auction.



**RESTROOMS AVAILABLE  
LUNCH WILL BE SERVED**



**TIM KYLE BRYANT ESTATE - OWNERS**

**PROFFITT**



**REAL ESTATE AGENCY, INC.**

**TOMPKINSVILLE, KY**

**Phones: 270-487-6104  
270-487-9629  
1-800-492-2681**

**Visit our Website at:  
[www.proffittrealestate.com](http://www.proffittrealestate.com)**

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**"Profit  
with  
Proffitt"**

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. Seller and/or Proffitt Real Estate Agency, Inc. and their employees cannot and do not guarantee its accuracy. This farm will be selling "AS IS" "WHERE IS" both surface and subsurface. Owners and agents are not responsible in case of accidents.