

# 3-BEDROOM BRICK HOUSE WITH OFFICE SPACE & 0.41 ACRE LOT (SELLING AS A WHOLE)

## 2ND BIG AUCTION

**SATURDAY, NOVEMBER 4, 2017 • 10:00 A.M.**

**ANTIQUES & COLLECTIBLES • QUILTS  
FURNITURE & PERSONAL PROPERTY**

### DESCRIPTION OF REAL ESTATE:

We will be selling this brick house and 0.41 acre lot. This home has a living room w/fireplace, large family room, 3 bedrooms, 2 full baths, and a full basement with a washer & dryer hookup & 1 full bath. Also featured in this home is an attached office that has 6 rooms & 2 half baths. This home has central heat and air, hardwood flooring, some carpet, a new roof, a large tiled patio, and a front porch.

### TAXES:

The 2017 city and county taxes will be prorated as of the date of closing.

### ANTIQUES & COLLECTIBLES:

3 pc. cherry bedroom suit; cherry drop leaf table w/6 chairs & buffet; wooden game table; old shoeshine box; several old chairs; desk; 2 round tables; drop leaf table; cherry chest of drawers; 2 marble top tables; marble top wash stand; Rotary sewing machine by White Sewing Machine Co.; Perfect Sewing Cabinet Co. chest; oak rocking chair; oak library table; oak round pedestal dining table; oak dish cabinet; sq. cherry drop leaf table; marble top dresser; old oak chair; sm. roll top desk; old school desk; other oak tables; lots of old metal trunks; old chair & stool; several old lamp tables; 2 cedar chests; Victrola & lots of old records; lots of hand stitched quilts; embroidered quilts; lots of crocheted items; Monroe Co. Courthouse print; Old Mulkey print; 2 mantle clocks (Seth Thomas & Session); old cameras; framed mirrors; wooden boxes; hames mirrors; pair of hames; old sled; framed mirrors; old scales; child's rocker; wooden boxes; dough board w/rolling pins; lots of old vintage couches & chairs; and many, many other items.

### PERSONAL PROPERTY:

Several couches & chair sets; 2 bedroom suits; several twin & full beds; lots of tables; several recliners; couches; lg. & sm. trunks; Westinghouse freezer; old gas stove; Frigidaire freezer; Whirlpool refrigerator; Whirlpool stove; lots of plant stands; desks; filing cabinets; card table & chairs; drop leaf table; chests; stools; sewing stools; dressers; TV stands; coffee table & 3 end tables; 15 pc. sets of wrought iron; utility stands & tables; several book cases; metal cabinets; microwave stand; sewing machines; wrought iron patio furniture; lots of luggage & garment bags; carpenter tools; hand tools; sets of table cloths & napkins; bed, bath, & kitchen linens; and many, many other items.

### TERMS OF SALE:

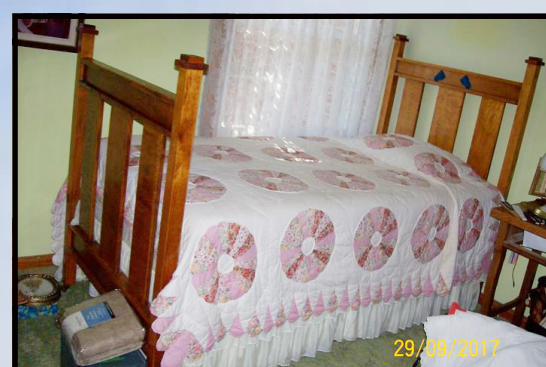
**Real Estate** – There will be a 15% non-refundable down payment required on the day of the sale with the balance due on or before 60 days. Full possession will be given with the deed. This property is selling “As Is, Where Is” both surface and subsurface. The property will be selling by a new survey. **Personal Property** – Cash or approved check on the day of the sale with proper ID. **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 purchases unless buyer presents a Kentucky resale certificate.

### ORDER OF SALE:

We will begin selling the furniture & antiques at 10:00 a.m. We will break at 11:00 a.m. to sell the real estate. We will then sell the remainder of the personal property.

Refreshments will be available.  
Restrooms on site.

**LOCATION:** 104 Magnolia Street,  
Tompkinsville, KY, just 1 block from Main Street



**AGENT'S NOTE:** Proffitt Real Estate Agency is honored to have been given the opportunity to sell the lifetime collection of the **Helen McCauley Estate**. This is the 2nd and final auction day for the estate and we have some very nice furniture and antiques for you to buy today. There is so much that we cannot list all that we will be selling. We also have a nice house and lot that is located on the corner of Magnolia St. and Johnson St. With just a little work, this house will be ready to move into. And don't forget that it is within walking distance of downtown Tompkinsville. Be sure and mark your calendars and come on out and be with us on **Saturday, November 4 at 10:00 a.m.** for another fun day at our auction.

### HELEN McCAULEY 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.



# PROFFITT



**REAL ESTATE AGENCY, INC.**

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