

AUCTION

**SATURDAY,
AUG. 5, 2017
10:00 A.M.**

3-BEDROOM HOUSE & LOT ANTIQUES & COLLECTIBLES • CAR FURNITURE • PERSONAL PROPERTY

LOCATION: 210 COLUMBIA AVENUE, TOMPKINSVILLE, KY.

DESCRIPTION OF REAL ESTATE:

This property consists of a brick house that has a living room, dining room, kitchen, 3 bedrooms, and 1 full bath. This home has a full unfinished basement, a covered entryway, central heat and air, city water, and is on sewer. Located on the property is a detached garage. All is sitting on a nice large corner lot.

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

CAR: 1987 Model Toyota Camry.

ANTIQUES & COLLECTIBLES:

Old oak table & 6 chairs; wood kitchen cabinet; milk cans; several old tables; cedar chest; Singer sewing machine; old quilts; quilt tops; oil lamp; oil can; old wardrobe; pitcher & bowl in stand; what-not stand; mantel clock; old brass cream can; iron cot; old chicken coop; blacksmith tools; ice cabinet; and other items.

FURNITURE &

PERSONAL PROPERTY: Couch, chair, and loveseat; oak curio cabinet; hall tree; GE TV & stand; rocking chair; oak china cabinet; Kelvinator refrigerator; GE stove; Enterprise microwave; GE washer; Performa dryer; wood cabinet; metal kitchen cabinet; recliner chairs; coffee table & 2 end tables; 2 lamp tables; 2 metal book shelves; window fan; 3 pc bedroom suit; lamp table; Coleman cooler; picnic table; jars; BBQ grill; kitchen utensils; patio table & 2 chairs; 2 saw horses; kerosene heater; harness; old wood stove; extension ladder; cot; gun rack; lamps; hand tools; lots of figurines; 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 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 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.

AGENT'S NOTE: We are selling this nice home that you really need to take a look at. The home is well located, close to downtown Tompkinsville, and is located near grocery stores, churches, doctor's offices, and pharmacies. And don't forget that we will be selling some nice antiques, collectibles, furniture, & personal property. Be sure and mark your calendars and come on out and be with us on Saturday, August 5 at 10:00 a.m. for another fun day at our auction.

RUBY FORD ESTATE – OWNER

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.

LUNCH WILL BE SERVED • RESTROOMS ON SITE



REAL ESTATE AGENCY, INC.

TOMPKINSVILLE, KY

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Visit our Website at:
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