

4-Bedroom House and 1.08 Acres

AUCTION

**SATURDAY,
Sept. 30, 2017
10:00 A.M.**

LOCATION: From Tompkinsville, take Hwy 100 & go 10 miles, turn right on Hwy. 2439 (Center Point Rd.) and go 2 miles, turn left on Elbow Bend Rd. and go 2.4 miles to the sale site. Signs posted.

DESCRIPTION OF

REAL ESTATE: We are selling this nice vinyl & aluminum siding home that has a living room, large family room, an eat-in kitchen, 4 bedrooms, one full bath, large walk-in closet, and a large covered patio. The upstairs consists of a large finished room. The basement has a 1-car garage, a half bath and a large storage area. This home has hardwood flooring, a washer & dryer hookup, central heat and air, electric wall heaters, and window air. The property has a blacktop drive and located on the property is a wood frame garage building as well as two additional storage buildings. The property is on county water and is sitting on a 1.08 acre lot.

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 40 days. Full possession will be given with deed. This property will be selling "As Is, Where Is" both surface and subsurface. This property will be selling by a new survey.



TAXES:

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



AGENT'S NOTES: You should take a look at this nice home that is located in the Elbow Bend community of Monroe County, Ky. and is close to the Cumberland River. This home is country living at its best. For more information, contact the selling agent at 270-487-6104. Be sure and mark your calendars and come on out and be with us on Saturday, September 30 at 10:00 a.m. for another fun day at our auction.

TERRY AND LUCILLE GERALDS ESTATE

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



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TOMPKINSVILLE, KY

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