

3-BEDROOM BEDFORD STONE HOUSE & 37.73 ACRES BARN • TOOL SHED (SELLING IN 4 TRACTS)

AUCTION

**SATURDAY,
JUNE 2, 2018
9:00 A.M.**

2008 CHEVY IMPALA ANTIQUES • COLLECTIBLES • PERSONAL PROPERTY

DIRECTIONS: From Tompkinsville, take Hwy 63 North & go 5/10 mile, turn right on Hwy 839, go 6 miles to the auction site on the left side of Hwy 839. Signs posted.

DESCRIPTION OF REAL ESTATE: TRACT #1 — This tract contains **9.51 acres** mostly in pastureland and has water from a pond with county water available. This tract is under a good fence and has nice road frontage on Hwy 839.

TRACT #2 — Tract #2 consists of a nice bedford stone house sitting on a **0.94 acre** lot. This home has a living room, family room w/fireplace, large den, kitchen, dining room, 3 bedrooms, and 1.5 baths. The home has a full walkout basement that also has a kitchen area, utility room, and lots of storage space. The home has an attached 1-car carport and a large rear patio. This home has replacement windows, a new roof, central heat and air (gas), and a circle blacktop drive.

TRACT #3 — This tract consists of **.57 acres** of land with nice road frontage on Hwy 839 and county water is available to this tract.

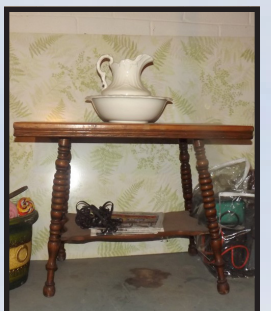
TRACT#4 — Tract #4 consists of **25.71 acres** and has a metal barn and a metal 4-bay tool shed. This tract is watered by a pond with county water available. This tract is under good fence and has nice road frontage on Hwy 839. NOTE: This tract is very suitable to build on.

TAXES: The 2018 real estate taxes will be prorated as of the date of closing.

CAR: Selling is a nice 2008 Chevrolet Impala car with 10,252 miles.

ANTIQUES & COLLECTIBLES: Oak buffet; maple library table; round pedestal table; oak table; oak dresser; old tables; oak rocking chair; iron bed; Victrola & old records; old dresser; ladder back chairs; quilt chest; metal kitchen table w/6 chairs; several ladder back chairs; Singer treddle sewing machine; large ornate mirrors; several old prints; Gone With The Wind lamp; other old lamps; 2 white hobnail lamps; lots of depression glassware (bowls, compotes, trays, relish dish, footed bowls, etc.); 14 small preserve stands; 3 medium preserve stands; 2 large preserve stands; green depression glassware; red glassware; lots of glass trays & bowls; blue Moon & Star; white frosted punch bowl & cups; covered caked stands & plates; pitchers (small & large); oatmeal glassware; old brown plates; crocks; tall vases; 2 old large pressure cookers; old picture frames; brass coal bucket; walking cane; lots of tea pots; blue crock pitcher; matador & bull; cast iron dog irons; 5 cast iron skillets; 2 "Lodge" cast iron skillets; 3 cast iron cornbread pans; 2 cast iron muffin pans; old bowls; Liberty jar; old metal wagon seats; wooden tables; picture frames; old well pump; old oak table; vintage bed, dresser, & chest of drawers; old red metal cooler; and many other items.

PERSONAL PROPERTY: (2) 3-pc. living room suits; framed pictures; large mirror; oak 3-corner entertainment center; Sanyo 42" TV; GE washer & dryer; small table; GE refrigerator; Jenn-Air stove; dining table & 6 chairs; Cedar wardrobe; GE stove; maple drop-leaf coffee table & 2 end tables; several old wood chairs; living room couch & chair; several recliners; couch w/wooden arms; 2 wood chairs; King stove; 4-pc. white bedroom suit; 5-pc. king maple bedroom suit; 4-pc. maple bedroom suit; all kinds of chairs; Sharp microwave; several odd beds; many sets of glasses (various sizes); 12 place setting Crown Victoria "Lovelace" china; several sets of stemmed glassware; 8 place setting Stonecraft dishes; 6-pc. wrought iron patio set; glider; 6-pc. cast iron patio set; black patio set; wooden patio rocker; lots of bowls, pots & pans; lemon juicers; mixing bowls; concrete flower pots; Iris print; brass wall sconces; step stool; ironing board; lots of vases; statues; bird bath; stool; patio table & chairs; glass-top table; Hearthstone set of dishes; Hearthside set of dishes; lots of Home Interior; lots of bedding; lamp globes; (5) footed cake stands; wheel chair; walkers; potty chair; lots of plasticware; sets of Corelle dishes; silverware; kitchen utensils; lots of Tupperware; glass pie plates; Corning ware; Pyrex bake ware; pressure cooker; crock pots; electric skillets; Cooker fryer; canister set; pitcher & bowl; lots of candle holders; stoneware; old clocks; 2 freezers; gas heater; jars; picture frames; chains; garden tools; Kirby vacuum; odd chairs; chest; baskets; wood tables; and many other items.



ORDER OF SALE: We will sell personal property until 11:00 a.m. We will sell the farm at 11:00 starting with Tract #1 through Tract #4. We will then offer any or all tracts together with the best sale adopted. We will sell car after the farm sale, then we will sell the remainder of the personal property.

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 sub-surface. The property will be selling by a new survey. **A 5% buyer's premium will be added to the final bid on Real Estate to establish the contract price.** **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. **No buyer's premium on personal property.**

AGENT'S NOTES: Proffitt Real Estate Agency, Inc is honored to have been chosen to conduct this auction which includes a lifetime collection of Fay and Willodean Gerald's. This auction features a nice bedford stone home and 37.73 acres. We will also be selling a very nice car with low mileage, lots of antiques, collectibles, and personal property. There is something for everyone at this auction so come early and be prepared to stay late. Mark your calendars and be with us on Saturday, June 2 at 9:00 a.m. for another fun day at our auction.

FAY AND WILLODEAN GERALDS ESTATE – OWNERS



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Geralds Fay

Write a description for your map.

Legend

TRACT 1 9.51 ACRES
TRACT 2 0.94 ACRES
TRACT 3 1.57 ACRES
TRACT 4 25.71 ACRES
TOTAL 37.73 ACRES

Google Earth

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Billingsly Rd

839

1000 ft

