

AUCTION

**SATURDAY,
OCT. 27, 2018
10:00 A.M.**

3-BEDROOM VINYL SIDING HOME & 1.026 ACRES

PERSONAL PROPERTY • COLLECTIBLES • FURNITURE

LOCATION:

From Tompkinsville, take Hwy 163 North and go 1.2 miles, turn left onto Old Edmonton Rd., go 7/10 mile, turn left onto Hwy 2768, property is on right side of road. Signs posted.

DESCRIPTION OF REAL ESTATE:

Selling will be a nice vinyl siding house that has an open living room, dining room, and kitchen, 3 bedrooms, 2 full baths, utility room, and an attached 2 car garage. This home has a full basement with a finished bedroom, family room, and a full bath along with a large storage area. This home has central heat and air, a large rear wood deck, a new roof, and asphalt drive. Also located on the property is a vinyl siding storage building that also has a new roof. All of this is sitting on a large 1.026 acre lot.



TAXES:

The 2018 property taxes will be prorated as of the date of the closing.

PERSONAL PROPERTY-FURNITURE:

Maple table & 8 chairs; maple hutch; Maytag washer & dryer; round oak end table; coffee table; recliner; magazine rack; chest of drawers; round table; 3 bar stools; Whirlpool refrigerator; Whirlpool stove; 3 pc bedroom suit; jewelry box; desk; 2 couches & chairs; TV & stand; white dresser; iron cot; chest freezer; book shelves; Magic Chelf microwave; card table & chairs; TV trays; 2 vacuum cleaners; fruit jars; office chair; wooden ironing board; baking dishes & pans; coffee maker; Pyrex dishes; kitchen utensils; pictures; bed linens; trash cans; water hose; hand tools; socket set; extension set; and other items.

COLLECTIBLES: Small sq. table; 2 rectangular end tables; dresser; iron bed; glassware; candy dish; amber Fostoria pitcher; gravy bowl; rolling pin; old records; old wooden folding chairs; old bottles; quilt and 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 I.D. 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 taxable purchases unless buyer presents a Ky. Resale Certificate.

AGENT'S NOTE:

Proffitt Real Estate Agency, Inc. is honored to have been chosen to conduct this auction for the Estate of Ezra and Bernetta Proffitt. This home has lots of floor space and a partially finished basement, a 2 car attached garage, a storage building, and is located just a couple minutes from downtown Tompkinsville. This home is located in a great neighborhood and is close to all services you might need. We are also selling some nice personal property, furniture, and collectibles. There will be something for everyone at this auction so be sure to mark your calendar and come on out and be with us on Saturday, October 27 at 10:00 a.m. for another fun day at our auction.

EZRA AND BERNETTA PROFFITT 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.



PROFFITT



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