

# 4-BEDROOM ALUMINUM SIDING HOUSE & LOT

PERSONAL PROPERTY • SHOP TOOLS • HAND TOOLS

# AUCTION

**SATURDAY,  
OCT. 20, 2018  
10:00 A.M.**

## LOCATION:

614 5th Street, Tompkinsville, Ky.

## DESCRIPTION OF

**REAL ESTATE:** We are selling an aluminum siding house that has a living room, kitchen, 4 bedrooms, 1 full bath, and a utility room. This home has gas wall heat, storm doors & windows, a concrete front porch, treated wood rear deck, and all city utilities available.

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

**PERSONAL PROPERTY:** 4 Riding lawn mowers; 3 weed eaters; weed eater parts; chain saw parts; go cart; gas water pump; wrenches; sockets; air tools & hoses; lawn mower cart; push mower parts; metal shelves; small generator; 220 welder; cutting torches, tanks, & trailer; black refrigerator w/freezer at bottom; dishes; glassware; and other items.

**TERMS OF THE 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 40 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 sat-



isfy 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 NOTES:** If you are looking for a good starter home or a great rental property, then you should take a look at this property. With a little work, this home could be a very nice and may be just what you are looking for. This home is just a few blocks from downtown Tompkinsville and is close to doctor's offices, grocery stores, pharmacies, churches, and restaurants. We will also be selling some personal property, shop tools, and hand tools. Be sure and mark your calendars and come on out and be with us on Saturday, **October 20 at 10:00 a.m.** for another fun day at our auction.

## EDDIE AND PAM HAMMER - 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



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