

# AUCTION

**SATURDAY,  
SEPTEMBER 15, 2018  
10:00 A.M.**

**4 BEDROOM • 2.5 BATHS • BRICK & VINYL SIDING**

**1.05 ACRES • PERSONAL PROPERTY**

**DIRECTIONS:** From Tompkinsville, take Hwy 100 (Center Point Rd.) and go 6 miles to the property on the left side of the road. Signs posted.

## DESCRIPTION OF REAL ESTATE:

We are selling a split-level home that has a living room with fireplace, kitchen & dining room, 4 bedrooms, and 2.5 baths. The home also has a family room w/fireplace, a garage, utility area and a large storage area. This home has central heat and air and gas fireplaces. The home also has a large treated wood rear deck, replacement windows, and an asphalt drive. This nice home is sitting on a 1.05 acre lot.



## TAXES:

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

## PERSONAL PROPERTY:

4-piece bedroom suite (oak/like new); Old electric 1960s radio; small cedar chest; 3 lamps; 2 chairs; pitcher & bowl; old records; 1970's stereo system; 2 color TVs – Motorola 55" & Sanyo 35'; Recliner; Hotpoint chest-type freezer; 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 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:

Take a look at this nice family home located within a few minutes drive to the city of Tompkinsville or the Cumberland River. This home has a nice country setting with a great view of the countryside. If you have been looking for a home with a good location and close to Tompkinsville, then this may be the house you have been looking for. If you would like to look at the house, call us at Proffitt Real Estate Agency, Inc at 270-487-6104. Don't forget we also have some nice personal property to sell. Be sure and mark your calendar and come on out and be with us on Saturday, September 15 at 10:00 a.m. For another fun day at our auction.

## WINSTON HALE — 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.*



# PROFFITT



**REAL ESTATE AGENCY, INC.**

**TOMPKINSVILLE, KY**

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Visit our Website at:  
[www.proffittrealestate.com](http://www.proffittrealestate.com)

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