

AUCTION

**SATURDAY,
NOV. 9, 2019
10:00 A.M.**

58.83 ACRE FARM • BRICK HOUSE • METAL GARAGE BUILDING (PROPERTY SELLING IN 2 TRACTS)

LOCATION: From Tompkinsville, take Hwy 100/63 (Gamaliel Rd.) & go 4 miles, turn left onto the Beautiful Home Rd. & go 1 mile, turn left on the G Rhoton Rd. and continue to sale site. Signs posted.

DESCRIPTION OF REAL ESTATE:

There is a new survey on the property. **TRACT #1** – This tract consists of a 2 bedroom brick house that has a living room, kitchen, 2 bedrooms, 1 full bath, and a washer & dryer hook up, central heat & window air, metal roof, concrete front porch, and county water. This tract contains 11.62 acres and is mostly open land.

TRACT #2 – This tract contains **47.21 acres** and is all in woodland.



TAXES:

The 2019 real estate taxes will be prorated as of the date of closing.

AGENT'S NOTE:

You should take a look at this **58.83 acre farm** that includes a 2 bedroom brick house and a metal garage/storage building. This is a home that just need a little work and could be made into a nice home. If you have been looking for a farm to hunt on or to just get out of the city for some peace and quite, then this could be just what you have been looking for. This farm is located in one of the most peaceful neighborhoods in the county. Be sure and mark your calendars and come out and be with us on **Saturday, November 9 at 10:00 a.m.** for another fun time at our auction.



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 35 days. Full possession will be given with the deed. The buyer of the property will be required to sign a Purchase Contract and a Lead Based Paint Disclosure on the day of the sale. This property is selling **“As Is, Where Is”** both surface and subsurface. **NOTE: No Buyers Premium.**

GARMON RHOTON ESTATE - HILDA RHOTON - 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



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Rhoton Hilda

Write a description for your map.

Beautiful Home Rd

TRACT #1
11.62 ACRES

TRACT #2
47.21 ACRES

58.83 TOTAL ACRES

Rhoton Rd

B Wood Ln

Legend

