

3-BEDROOM BRICK HOME & LOT RIDING MOWER • PERSONAL PROPERTY

AUCTION

**SATURDAY,
NOV. 2, 2019
10:00 A.M.**

LOCATION:

11512 Burkesville Rd.,
Summer Shade, Ky. From
Glasgow, take Hwy. 90 east
& go approximately 11.5
miles to the sale site. From
Tompkinsville, take Hwy. 163
north & go approximately 11
miles, turn left onto Hwy 90
and go 6.6 miles to auction
site. Signs posted.



DESCRIPTION OF REAL ESTATE: This property consists of a nice brick home that has a living room, kitchen, dining room, 3 bedrooms, 1.5 baths, a utility room & a single car carport. The home also has a full walkout basement with a shower and a 1 car garage. This home has central heat & air, metal roof, county water, asphalt drive, and nice frontage on Highway 90. This home is sitting on a nice lot w/a new survey.

TAXES: The 2019 property taxes will be prorated as of the date of closing.



PERSONAL

PROPERTY: John Deere D100 riding mower; couch; 2 recliners; sectional couch; 3 pc. bedroom suit; 2 end tables; singer sewing machine in cabinet; Frigidaire refrigerator; stove; Amana washer; GE dryer; metal

book shelf; several lamps; wood bookcase; wash stand; office chair; 2 ladder back chairs; old rocking chairs; old bed; 2 vacuum cleaners; electric fan; mirrors; pole lamp; Christmas Decorations; kitchen utensils; silverware; gas grill; 8 restaurant tables; exercise equipment; tent; yard seeder; horse shoes; and other items.

TERMS OF SALE: REAL ESTATE - The purchaser of the land will be required to pay a 15% non-refundable down payment on the day of the sale with the balance to be paid on or before 40 days at closing. The purchaser of the house will be required to sign a purchase contract & Lead Based Paint



Disclosure on the day of the sale. Full possession will be given w/deed. This property is selling **"As Is, Where Is"** both surface and subsurface. **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: If you are in the market for a nice home within a few minutes drive of Glasgow, Edmonton, or Tompkinsville, you need to take a serious look at this property. This home is sitting on a nice lot and has road frontage on Hwy. 90. The home just needs a little updating and it could be a really beautiful home for you. For more information or to look at this home, contact the selling agent at 270-487-6104. Be sure and mark your calendars and come out & be with us on **Saturday, November 2 at 10:00 a.m.** for a fun day at our auction.

TROY VERNON WELSH - 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



REAL ESTATE AGENCY, INC.

TOMPKINSVILLE, KY

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Visit our Website at:
www.proffittrealestate.com

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