

2-BEDROOM HOUSE & 0.17 ACRE LOT

20'X24' STORAGE BUILDING • COLLECTIBLES • PERSONAL PROPERTY

AUCTION

**SATURDAY,
JUNE 22, 2019
10:00 A.M.**

LOCATION: 408 WEST 6TH STREET, TOMPKINSVILLE, KY. SIGNS POSTED.

DESCRIPTION OF REAL ESTATE:

We are selling an aluminum siding house that has a living room, kitchen w/eating area, 2 bedrooms, 1 full bath, utility hook-up, and a large storage area. This home has a back porch and a large room upstairs, is heated with wall gas heaters, and window air conditioning. This home has a metal roof, covered front porch, and a sidewalk. Also on the property is a nice 20' x 24' metal storage building.

TAXES:

The 2019 city and county property taxes will be prorated as of the date of closing.

COLLECTIBLE - PERSONAL PROPERTY:

Oak table; several old chairs; oak square table; oak curio cabinet; maple table & 4 chairs; White Clad cabinet; Crosley freezer; Crosley Refrigerator; GE stove; kitchen cabinet; oak corner curio cabinet; 2 oak buffets; oak kitchen cabinet; 3 pc. bedroom suit; several lamp tables; Sanyo TV; iron beds; Cedar wardrobe; small cedar chest w/lock; old rocking chair; wicker porch settee & 2 chairs; TV table; coffee table; microwave; bookshelves; 2 oak curio cabinet; 3 corner maple cabinet; entertainment center; shelving; metal cabinet; quilts; stone figures; cardinal birdbath; ironing board; dishes; covered bowls; stand; sewing machine; TV fan; electric skillet; mixer; Tupperware; coffee pot; fireplace set; hand sprayer; pots & pans; churn; sweeper; glass front bookcase; lots of apple stoneware; kitchen linens; bed linens; bath linens; old metal graters; gallon jar; lots of figurines; lg. sofa print; other pictures; blankets; crystal baskets, candle holders; depression glassware, clear, s & p shakers, vases, cups, vinegar cruets, covered compotes, plates, bowls, etc.; set of "Creative" dishes; pie plates; Corelle stoneware & matching glasses; decorative pictures; brass duck, cat; covered cake stand; decorative pitchers; teapots; sugar/creamer; pitcher & bowl; oak wall clock; large picture; marble top table; lots of "Apple" items (4 canister sets, crocks, cups, creamers, 8 place setting apple dishes, sugar bowls, glass jars, lots of pitchers, lots of wall hangings, napkin holder, decorative plates, cookie jars, glasses, lg. & sm. Vases, apple clock w/forks & spoons, and other items); and many 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 on the day of the sale. 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' NOTES: If you have been looking for a house to buy to live in or for a rental property, then this could be the home for you. This home is sitting on a nice lot and is located just a few blocks from downtown Tompkinsville close to doctor's offices, pharmacies, grocery stores, and churches. Don't forget that we have some nice personal property to sell as well so be sure and mark your calendar and come out and be with us on **Saturday, June 22 at 10:00 a.m.** for another fun day at our auction. For more information or to look at the house, contact the selling agent at 207-487-6104.



POLLY HURD ET AL — 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
Phones: 270-487-6104
270-487-9629
1-800-492-2681
 Visit our Website at:
www.proffittrealestate.com

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