

AUCTION

**SATURDAY,
OCT. 31, 2020
10:00 A.M.**

4-BEDROOM VINYL SIDING HOUSE & 5.09 ACRES COLLECTIBLES • PERSONAL PROPERTY

DIRECTIONS: From Tompkinsville, take Hwy. 100 (Center Point Rd.) and go 3.5 miles, turn left onto Petett Rd. and proceed to the auction site on the right side of the road. **Signs posted.**

DESCRIPTION OF REAL ESTATE: This property consists of a four bedroom house that has a living room, kitchen, 2 bedrooms, 1 full bath, and a utility room on the 1st floor and 2 bedrooms on the 2nd floor. This home has gas heat and window air, replacement windows, and a large covered back deck. Also located on the property is a combination stock & feed barn. All of this is sitting on a nice 5.09 acre tract of land per a recent survey.

COLLECTIBLES: Wardrobe; iron bed; oak dresser; library table; child's rocker; old treddle sewing machine; clear & green Moon & Star compotes; covered crock bowl; set of old glasses; #8 crock; other crocks; oil lamp; glass pitcher; green pitcher; blue jar; Fostoria sugar bowl & blue glasses; depression glass; wooden carved utensils; amber jars; old crock bowls; Dexter Bowles print "Family Tree"; Fred Thresher '81 Print "Nature's Heirs"; cast iron covered dutch oven, tea kettle & skillets; and other items.

PERSONAL PROPERTY: (2) Occasional chairs; GE stove; GE washer & dryer; 3 pc. bedroom suit; coffee table; end tables; Hamilton Beach microwave; telephone table; glass top patio table & 4 chairs; wrought iron patio table & 2 chairs; square table; handicap items (wheelchair, potty chair, walkers); pole lamps; Singer sewing machine; quilts; afghans; pillows; lots of plasticware; glasses; costume jewelry; luggage; sets of china & dinnerware; stemmed glasses; cannister set; vases; knife set; pitchers; sets of glasses; plates; Princess House baker & salad bowl set; lots of Corningware; bowls; cups & mugs; basketball goal; cattle trough, old A hire; metal gate; pressure washer; garden & hand tools; electric fence box; floor jack; 5 gallon buckets; metal milk crates; old hand tobacco setter; 4 wheeler loading ramps; 2 wheel metal wagon, and other items.

TERMS OF SALE: Real Estate — The purchaser of the home will be required to pay a **10% non-refundable down payment** and sign a purchase contract on the day of the sale. The balance is required to be paid on or before **40 days** & full possession will be given at closing with the deed. This property is selling "**As Is, Where Is**" both surface and subsurface. The purchaser of this property will be required to sign a LBP Disclosure on the day of the sale. **Personal Property** — Cash or approved check on the day of the sale with proper ID. 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 items unless buyer presents a Kentucky Resale Certificate.**

NOTE: There will be a **7% buyer's premium** added to the final bid of the house to establish a contract price. No buyer's premium on personal property.

AGENT'S NOTE: It is not often that a house with acreage comes up for auction within 2-3 miles of the city of Tompkinsville. This home has been taken care of, is located in a good neighborhood, and has a blacktop highway. If you have been looking for a home, then you should take a good look at this one. We will also be selling some nice personal property & collectibles. Make your plans to be with us at this auction on **Saturday, October 31 at 10:00 a.m.** for a fun day at our auction. For more information or to look at this home, contact the listing agent at 270-487-6104.

**RANESE GERALDS ESTATE -
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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