

AUCTION

**SATURDAY,
SEPT. 26, 2020
10:00 A.M.**

**WOOD FRAME HOUSE • BARN • 3.45 ACRES
TRACTOR • FARM EQUIPMENT • PERSONAL PROPERTY**

LOCATION: From Tompkinsville, take Hwy 100 Center Point Rd., and go 1.8 miles, turn left on Cloyd Rd. and go 1/10 mile to the Cloyd Spur Rd, turn right and proceed to the auction site. Signs Posted.

DESCRIPTION OF REAL ESTATE:

This property consists of 3.45 acres all in open grassland and has a wood frame house that has a living room, eat-in kitchen, 1 bedroom, and 1 bathroom on the main floor and 1 room upstairs. Other improvements include a wood fram feed & tobacco barn. County water is available.



FARM EQUIPMENT -

PERSONAL PROPERTY: Red belly Ford tractor; 6' Bush Hog Squealer; tobacco setter; old team hay rake; wheel barrow; some hand & garden tools; cast iron kettle; aluminum boat; and other items.

TERMS & CONDITIONS: **Real Estate** - The purchaser of the real estate 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** at closing & full possession will be given w/deed. Purchaser will also be required to sign a LBP Disclosure. 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: We are happy to be offering the property belonging to the Helen Murphy Estate to the public for sale at auctions. We will begin our auction at 10:00 a.m. with the sale of some farm equipment, tools, and other items. We will sell the real estate immediately following the sale of the personal property. This house is a fixer upper and will be selling as is. So be sure and mark your calendars and come out and be with us on **Saturday, September 26 at 10:00 a.m. for another fun time at our auction.** For questions or information on this sale, contact the selling agent at 270-487-6104.

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

HELEN MURPHY 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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TOMPKINSVILLE, KY

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Visit our Website at:
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