

AUCTION

**SATURDAY,
MAY 1, 2021
10:00 A.M.**

**4-BEDROOM BRICK HOUSE • 2-BEDROOM CONCRETE BLOCK HOUSE
METAL STORAGE BUILDING & LOT • NICE VACANT LOT • ANTIQUES • COLLECTIBLES
PERSONAL PROPERTY • CAR • RIDING MOWER • PRINTS**

LOCATION: This property is located on Dickerson Drive and North Street in the Grandview area of Tompkinsville, Ky. Signs Posted.

DESCRIPTION OF REAL ESTATE:

TRACT #1 – This tract consists of a nice brick house that has a large open living room w/fireplace & dining room, large family room w/fireplace, kitchen, 4 bedrooms, 2 full baths, utility room w/half bath, a large covered front porch, and a covered back porch. The basement consists of a family room, kitchen, & 2 large storage rooms. This home has central heat and air, has all city utilities available, and is sitting on a nice corner lot containing 0.62 acre.

TRACT #2 – This tract contains a nice 0.40 acre level lot that is very suitable to build on with plenty of blacktop road frontage and has all city utilities available.

TRACT #3 – This tract consists of a 55' X 49' metal storage building that has 4 rooms & a drive-in loading dock. This building has a concrete floor, electrical hookup, water hookup, blacktop road frontage, and is sitting on a 0.14 acre lot.

TRACT #4 – Tract #4 is a rental home containing living room, dining room, kitchen, 2 bedrooms, & 1 bath. This home is heated with a vented gas stove, window air conditioning, and has all city utilities available. This home is sitting on a 0.27 acre lot.

CAR: 1998 Chevrolet Lumina car with 74,000 miles.

RIDING MOWER & TOOLS: Craftsman LT 1000 riding lawn mower; lots of electric power tools; step ladder; garden tools; lots of hand tools; electric heaters; wheel barrow; old shop blowers; and other items.

ANTIQUES & COLLECTIBLES: Oak buffet; cedar chest; old 3 pc. Maple bedroom suit; maple dresser; old chairs; (2) camel back trunks; 2 old desks; vintage metal kitchen table & chairs; old wood table; ladder back chairs; rocking chair; 1951 refrigerator (runs); oak table; old dresser; 2 old wooden quilt chests; old chair; cast iron – 2 lg. Kettles, 1 oblong kettle, skillets, 3 cornbread bakers, Griswold #5 skillet, muffin pan, Bloomfield Mfg. Co. cast iron french fry cutter; oil lamps; McCoy flower pot & teapot; Rope's "Calculator & Arithmetic" book; Blue Back Speller; 2 preserve stands; Carnival glass pitcher & 4 tea glasses & 4 juice glasses; glass pitchers; Coke glasses; red/clear sm. preserve stands; old crocks & jugs; lots of old blue jars; brass bell; old scales; nail ket; old trunk; lanterns; crock w/lid; crock churn; hames; mirror; hand crocheted throws; dollies; walking canes; old metal doll house; white hobnail lamp; sm. pitcher & bowl; depression glassware; glass basket; Bradshaw Hagan dishes; ice cream glasses; banana split glasses; and many other items.

PRINTS: C.W. Vittitow – "Parlor Memories", "Elsa & Betty"; Fred Thresher – "Pathway to Progress", "Aunt Emma", "Nature's Heirs"; C.G. Morehead "Old Mulkey Meeting House"; Bob Carney "Mule"; June Marie Smith "The Day We Wed"; Jim Oliver "Raccoons"; Paul Satterfield "Just Peachy"; Ken Holland – "The Great Speckled Bird", "If The Shoe Fits", "I Am"; James Hicks "Crazy Quilt"; Neal Holland – "Past Reflections", "The Sound of Silence", "Mr. & Mrs. White", "A Touch of Sunshine", "The Master's Touch"; "The Master's Hand", "A New Beginning"; Don Ensor – "That Hat", "Cabin Fever", "Lamp & Bible", "Doll Concert", "Lucky Boy", "Butter Times", "Sew Peaceful", "Primitive", "Treasured Times", "Taking Turns", "Sitting Ducks", "Flying High", "The Arabian", "The Thoroughbred", "Buck", "Old Pete", "Great Kate"; James Veach – Ro-Ho "The Red Game Rooster", "The Monroe County Courthouse".

FURNITURE – PERSONAL PROPERTY: 2 couch & chair sets; recliners; maple drop leaf dining table & 6 chairs; maple dining table & 6 chairs; maple coffee table & 2 end tables; maple sideboard; maple china cabinet; maple sofa table; maple desk; TVs & TV stands; 2 twin beds; 3 pc. bedroom suit; Sharp microwave; GE washer & dryer; quilt rack; Oster oven; round maple table; Singer sewing machine; metal patio glider & chairs; lots of lamps; Corningware; folding utility table; several chairs; 2 tables; glider rocker; 2 pc. white cabinet unit; couches; office chair; Enterprise freezer; chest of drawers; entertainment center; book shelves; wooden utility closet; magazine rack; filing cabinet; floor lamps; assorted table lamps; brass lamps; large mantle mirror; sofa mirror; Bissell vacuum; plat- ters; decorative pictures; vases; small appliances; 8 pl. setting Nortake china; set of stoneware; lots of silverware; food chopper; bakeware; pots & pans; cook- ware; Tupperware; plastic ware; utensils; bed linens, throws, bedspreads; kitchen linens; bath linens; lots of Home Interior; ironing board & iron; concrete flower pots; canner; Collins sewing cutting board; and many, many other items. (continued on back side)

RALPH & CLARNELL EMBERTON ESTATE - OWNERS

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PROFFITT



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TERMS OF SALE:

Real Estate — The purchaser of the real estate will be required to pay a 15% 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 with full possession given with deed at closing. The purchaser will also be required to sign a LBP Disclosure on the houses built prior to 1978. All properties are selling “**As Is, Where Is**” both surface and subsurface. **Personal Property** — **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.**

NOTE:

There will be a **7% buyer’s premium** added to the final bid on the real estate to establish a contract price. No buyer’s premium on the personal property or vehicle.

SALE ORDER:

We will begin selling the personal property at 10:00 a.m. and sell until 11:00 a.m. We will then sell the real estate at 11:00 a.m. starting with the selling of Tract #1 which included the 4 bedroom brick house & lot, then sell Tract #2 which includes the nice vacant lot, then sell Tract #3 the metal building & lot, then sell Tract #4 containing the block house & lot. We will then combine upon request any of Tract #1, #2, and/or #3 and the best sale adopted. Tract #4 will remain sold and not combined with the other tracts. We will then finish selling the remainder of the personal property.

AGENT’S NOTE:

Proffitt Real Estate Agency, Inc would like to thank the **Ralph & Clarnell Emberton** family for allowing us the opportunity to conduct this fine auction. We are selling 4 tracts of prime real estate in the city of Tompkinsville along with some nice antiques, collectibles, nice car, prints, riding lawn mower, and personal property. **Buyers be sure and mark your calendars and come out and be with us on Saturday, May 1 at 10:00 a.m.** for another fun day at our auction. For more information or to look at the real estate prior to sale day, contact the selling agent at 270-487-6104.



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