

# AUCTION

**SATURDAY, MAR 19, 2022 @ 10:00 A.M.**

## 4 BR MOBILE HOME & LOT • GARAGE

**LOCATION:** 201 W 4th St, Tompkinsville, KY. (At the corner of 4th St & Spruce St.) **Signs posted.**

### **DESCRIPTION OF REAL ESTATE:**

A nice 1995 model double-wide home consisting of a combination living room, family room & eat-in kitchen, 4 bedrooms, 2 full baths, & a utility room. This home also has a large covered front porch, a nice back deck, and is handicap accessible! Additional features include central heat & air (the heat pump has just been replaced), city water, city sewer, and all other city utilities available. Also located on the property is a nice one (1) car garage. All of this is positioned on a corner lot located conveniently at the corner of 4th Street & Spruce Street!

### **TERMS OF SALE:**

The purchaser of the real estate will be required to pay a 15% non-refundable down payment on the day of sale. The balance is to be paid on or before 40 days, and full possession will be given with the deed at closing. This property is selling "**As Is, Where Is**" both surface and subsurface. This property will be selling by the legal description in the deed.

**NOTE:** There will be a **7% buyer's premium** added to the final bid on the real estate to establish a contract price.

### **TAXES:**

The 2022 city and county property taxes will be prorated as of the date of closing.



**SELLER:  
BETTY FORD - OWNER**



### **AGENT'S NOTE:**

#### **Location! Location! Location!**

If you have been looking for a place to live in the city of Tompkinsville, then take a serious look at this property. This home is a very nice double-wide mobile home that has been well maintained, located just one block from downtown Tompkinsville, just across Spruce Street from Dovie's Restaurant, and within walking distance of doctor's offices, drug stores, and churches.

To look at this property, call the listing agent at **270-487-6104**.

Mark your calendar and join us on **Saturday, March 19 @ 10:00 a.m.** for another fun-filled day at our auction!

*Any announcements made on the day of the sale take 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 State Agency, Inc. cannot and do not guarantee its accuracy.*

*Owners and agents are not responsible in case of accidents.*

**TOMPKINSVILLE, KY**

**270-487-6104**

**270-487-9629**

**[www.ProffittRealEstate.com](http://www.ProffittRealEstate.com)**

Sharon B. Proffitt, Principal Broker & Auctioneer  
Eddie Proffitt, Sales Associate & Auctioneer  
William H. Proffitt, Sales Associate & Auctioneer  
Robert Richardson, Sales Associate & Auctioneer  
Joseph Eaton, Apprentice Auctioneer



**"PROFIT WITH PROFFITT"**

