

AUCTION

SATURDAY, MAR. 5, 2022 @ 10:00 A.M.

3 BR VINYL SIDED HOUSE & 1.28 ACRES SELLING IN 3 TRACTS ANTIQUES • COLLECTIBLES • GUNS • TOOLS • PERSONAL PROPERTY

DIRECTIONS: From Tompkinsville, take W 4th Street and go 4 blocks, turn right onto Emberton Street and proceed to the top of the hill. **Signs posted.**

DESCRIPTION OF REAL ESTATE:

Tract #1: A 0.63 acre lot very suitable for building, with all city utilities available and nice blacktop road frontage.

Tract #2: A 0.33 acre lot complete with vinyl sided house. Features of the home include a living room, eat-in kitchen, 3 bedrooms, utility room w/ washer & dryer hookup, partial basement (unfinished), covered front porch, detached carport, gas wall heat, window air conditioning, and all city utilities available.

Tract #3: A 0.32 acre lot with all city utilities available and nice blacktop road frontage.

ORDER OF SALE:

The auction will begin with the sale of the personal property.

At 11:00 a.m. the real estate will be auctioned with bids accepted for Tract 1 first, followed by Tract #2, then Tract #3. We will then offer to tie together any or all tracts with the best sale adopted.

Upon completion of the sale of the real estate, the auction of the remainder of the personal property will resume.

Note: This property is selling by a new survey.

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 sale. The balance is due on or before 40 days with full possession given with deed at closing. The purchaser will also be required to sign a LBP Disclosure if purchasing the house. This property is selling "**As Is, Where Is**" both surface and subsurface.

Personal Property: **Buyers must register with a valid driver's license to bid on 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 purchases unless buyer presents a KY Resale Certificate.

Credit/debit cards are accepted with a 3% fee.

Note: There will be a **7% buyer's premium added to the final bid on the real estate** to establish a contract price. There is no buyer's premium on the personal property.

TAXES:

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

AGENT'S NOTE:

If you are in the market to invest in rental property in the city limits of Tompkinsville, KY or are looking for a house to live in, look no further. This home sits on a nice corner lot, and we are selling two (2) additional lots. We are also selling some nice antiques, collectibles, guns, tools, & personal property.

Mark your calendar and make plans to join us Saturday, March 5 at 10:00 a.m. for another fun day at our auction!



**THE ESTATE OF
MR. TIM FORD**

DISCLAIMER:

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. 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.



TOMPKINSVILLE, KY

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www.ProffittRealEstate.com

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



PROFIT WITH PROFFITT





GUNS:

- 12 gauge pump Browning Model 30 shotgun
- 12 gauge single shot Model 37 Winchester Red Letter shotgun
- 16 gauge Model 52 Ward's Western Field double barrel shotgun
- 12 gauge Hopkins & Allen Arms Co. double barrel shotgun
- Stevens Model 87D 22 short & long automatic rifle



ANTIQUES & COLLECTIBLES:

Cedar chest; several ladder back chairs; lots of oil lamps; lanterns; McCoy set of dishes; McCoy cookie jar; lots of milk glass; Daisy churn; egg plate; clear pitcher; small preserve stand; knives; old bottles; shoe last; corn sheller; old floor scales; hand tobacco setter; cast iron: skillets, cornbread skillet, oblong kettle, flat iron, etc.; hand drill; hay hook; cross cut saws; old hand saws; wooden tables; old team plow; 2 sets of single trees and other items.



PERSONAL PROPERTY & TOOLS:

GE refrigerator; Hotpoint stove; Hotpoint dryer; Maytag washer; couch; coffee table; chairs; dressers; table & (4) chairs; chest of drawers; beds; dressers; buffet; double tier table; desk & chair; Kenmore sewing machine; several tables; stools; decorative plates; fan; bells; pots & pans; set of dishes; stemmed glasses; linens; vacuum cleaners; wall décor; afghans; concrete flower pots & dogs; cast iron stove; (2) metal picnic tables; 2-wheel trailer; (2) wheel barrows; air tank; leaf blower; coolers; (2) aluminum extension ladders; electric welder; oil drum; electric grinder; metal cabinet; metal stool; (3) metal chairs; plastic tubs; metal shelving; side tables; chairs; tool box; folding chairs; grease guns; lots of hand tools and garden tools; crow bars; sprayers; levels; 2 sets of car ramps; C-clamps; ratchet set; drawing knives; wrenches; funnels; square; can crusher; gas cans; drill bits; several extension cords; tape measure; grill and much more!

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