

HOUSE & 0.50 ACRE LOT PERSONAL PROPERTY • VEHICLES

AUCTION

**SATURDAY,
APRIL 23
10:00 A.M.**

**Monroe County,
Kentucky**

LOCATION: The house is located 3 miles from Tompkinsville, KY at 1404 Sulphur Lick Rd. (Hwy 838). Signs posted.

DESCRIPTION OF REAL ESTATE:

This property consists of a brick home that has 3 bedrooms, kitchen, living room, 1.5 baths, and a full basement w/washer & dryer hookup. This home has a 1 car carport, new replacement windows, CH&A, new treated wood deck on the rear of the house, nice asphalt driveway, county water, and is on a septic system.

PERSONAL PROPERTY: Maple kitchen table & 6 chairs, maple hutch, Whirlpool water cooler, Magic Chef refrigerator, couch & chair, cooking utensils, quilt rack, VCR, night stand, table lamp, electric sewing machine & stand, rocking chair, old school desk, oak library table, filing cabinet, office chair, gun rack, odd lamps, old camel back trunk, King wood stove, Magic Chef dryer, RCA washer, electric grinder, coffee table, dehumidifier, BBQ grill, patio table & 4 chairs, red wagon, tool box for truck, old pull disk, 18'x21' metal carport, and other items.

VEHICLES:

2008 Mazda 6 car w/44,000+/- miles, 1989 GMC truck w/high mileage.



TERMS OF SALE: REAL

ESTATE: 15% non-refundable down payment is required on the day of the sale, with the balance due on or before 30 days. Possession will be given with deed.

PERSONAL PROPERTY & VEHICLES: Cash or approved check on day of sale with property I.D.

TAXES: The 2011 taxes will be prorated.

LEAD BASED PAINT: This home was built before 1978 and lead based paint could be present. Make your inspections and be prepared to sign a Lead-Based Paint Waiver prior to signing a sales contract on Saturday, April 23.



**SELLERS
JAMES K. WALDEN ESTATE**

AGENT'S NOTE:

If you have been looking for a new home, you should take a look at this nice 3 bedroom brick home that has been recently remodeled. This home is located just a few minutes from town, is located in a nice neighborhood, and can be purchased well worth the money. We also are selling some good personal property and vehicles. For more information, contact the selling agent and come out and be with us on Saturday, April 23 at 10:00 a.m. for another fun day at an auction.

Any announcements made day of sale takes precedence over all other advertisements or comments. Proffitt Real Estate Agency, Inc, its employees, and sellers are not responsible for any accidents. All information contained in our advertisements has been obtained from sources deemed to be reliable. Seller and/or selling agents of Proffitt Real Estate Agency, Inc and their employees cannot and do not guarantee its accuracy. All items sold "as is, where is" both surface and subsurface. Owners and agent are not responsible in case of accident.



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