

AUCTION

SATURDAY, MAY 30 @ 10:00 A.M.

**3 BR / 1.5 BA HOME - 1.16 AC (SELLING AS A WHOLE)
ANTIQUES - COLLECTIBLES - FURNITURE - BASEBALL CARDS & MORE!**



REAL ESTATE: Bedford stone house complete w/ living room, den, eat-in kitchen, 3 bedrooms & 1.5 baths; covered front porch; full basement (partially finished) w/ W/D hookup; lg. storage area; C/H/A; 36'x28' metal storage building w/ concrete floor; all sitting on a 1.16 AC lot. Property comes w/ new survey.



DIRECTIONS: From Tompkinsville, take Hwy 100/63 South (Gamaliel Rd), & turn right onto Hwy 1366 (County House Rd) & go approximately 1/2 mile to the auction site at 8639 County House Rd. Signs posted.

Jesse & Linda Lou Rich Estate - Owners

ORDER OF SALE: Personal property will be sold from 10:00-11:00 a.m. Real estate will be sold at 11:00 a.m. with the remainder of the personal property to be sold thereafter.

ANY ANNOUNCEMENTS MADE 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 ESTATE AGENCY, INC. CANNOT & DO NOT GUARANTEE ITS ACCURACY. OWNERS & AGENTS ARE NOT RESPONSIBLE IN CASE OF ACCIDENTS. THIS HOUSE WAS BUILT BEFORE 1978 & COULD CONTAIN LEAD-BASED PAINT. MAKE YOUR INSPECTIONS BEFORE SALE DAY & BE PREPARED TO SIGN A LEAD-BASED PAINT WAIVER PRIOR TO SIGNING A SALES CONTRACT ON DAY OF SALE.



TOMPKINSVILLE, KY
270-487-6104
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www.ProffittRealEstate.com

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Eddie Proffitt, Sales Associate & Auctioneer
William H. Proffitt, Sales Associate & Auctioneer
Joseph Eaton, Apprentice Auctioneer

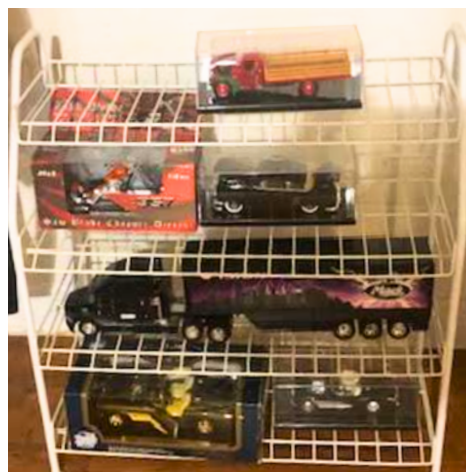


"PROFIT WITH PROFFITT"



BASEBALL CARDS:

Four (4) totes of baseball, football, & basketball cards mostly in the late 1980s – 1990s. (There are thousands in boxes.)



ANTIQUES & COLLECTIBLES:

Quilts; ladder back chairs; old lamp tables; old dresser; old desk; New Enterprise D sewing machine; metal kitchen cabinet; antique lamp; cedar chest; Budweiser Clydesdale sculpture; "End of Trail" sculpture w/ picture; cast iron-covered kettle, Griswold #8 skillet, misc. skillets, muffin pan, cornbread pan, griddle; oil lamps; Homer Laughlin sugar/creamers; cake stand; milk glass egg plate; two (2) American Limoge bowls; two (2) 1967 plates; glassware; small preserve stand; hen on nest; rooster on nest; punch bowl; pie plates; bowls; four (4) small bowls; Civil War print: "It's All My Fault"; lg. collection of 1950's antique cars; 1950-1960 vinyl records (Otis Redding, Johnny Cash, Marty Robbins, Sonny & Cher, Jim Reeves, Connie Francis, Tex Ritter, Donna Fargo, Roy Orbison, etc.); Original Teddy Ruxpin w/ tapes & books; 1998 Sports Illustrated Commemorative Issue: '97-'98 Comeback Cats; walking canes & more!



FURNITURE & PERSONAL PROPERTY:

Refrigerators: Frigidaire & Amana; nice oak table w/ four (4) chairs; couch; recliners (2); table w/ four (4) chairs; cabinet; TV table/electric fireplace; bar stools (4); oak sofa table; 4-pc. BR suit; 3-pc. BR suit; cabinet full of movies; several lamp tables (various sizes); twin bed; maple chest of drawers; wardrobe; quilt rack; several wooden bookshelves; chest of drawers; TV cabinets (2); several corner stands; rocking chair; oak desk; coffee table w/ two (2) end tables; TVs: Samsung 42" & Sony 42"; small square table; GE microwave; several pole lamps; wooden porch furn.; gun rack; metal chair; jewelry chest; beds (2); clocks; lots of lamps; exercise equipment; paper shredder; roasting pans; Hamilton Beach grill; blender; crock pot; electric skillet; marble rolling pin; Home Interior; kitchen utensils; kitchen linens; set of silverware; canister set; knife set; Corningware pieces (3); brown Corningware cookware; cup/saucer flower pot; concrete flower pots (3); candy dish; metal tricycle flowerpot holder; metal racks; folding cot; golf clubs/bag; punching bag; shop vac; electric grinder; 3-wheel cycle; electric welder; push lawn mowers (2); air compressor; Lincoln welder w/ accessories; utility wagon; Worx weedeater; Generac 2800psi pressure washer; Worx leaf blower; wheel barrow; level; air pump; post hole diggers; lg. red wagon; weedeater on wheels; hand tools; garden tools and many other items!



TERMS OF SALE: **Real Estate:** Purchaser of real estate will be required to pay a 15% non-refundable down payment & sign a purchase contract on the day of the sale. The balance is required to be paid on or before 40 days w/ full possession given by deed at closing. The purchaser will also be required to sign a LBP Disclosure on the house. 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 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% KY Sales Tax collected on all taxable purchases unless buyer presents a KY Resale Certificate.**

NOTE: There will be an 8% 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.

AGENT'S NOTE:

"Proffitt Real Estate Agency would like to thank the **Jesse & Linda Lou Rich** family for allowing us the opportunity to conduct this auction of this nice, well maintained property including a lot of nice personal property. Join us on **Sat., May 30 @ 10:00 a.m.** for another fun day at our auction. For more info or to look at the real estate prior to sale day, contact the selling agent at 270-487-6104."