

# 160.26 ACRE FARM & HOUSE – BARN - TIMBER

(SELLING IN 3 TRACTS)

## FARM EQUIPMENT – ANTIQUES – PERSONAL PROPERTY

# AUCTION

**SATURDAY,  
MAY 26, 2012  
10:00 A.M.**

**DIRECTIONS:**  
From Tompkinsville,  
take Hwy 100 East  
(Center Point Rd.) and  
go 7 miles to sale site.  
Signs posted.



### DESCRIPTION OF REAL ESTATE:

**TRACT #1** – This tract consists of a 3-bedroom vinyl siding house with a living room, kitchen w/eating area, 1 full bath, and a utility hook-up. This home has a large front porch, a metal roof, and is heated with gas and cooled with window air. This home is sitting on a nice 0.57 acre lot and has county water available.

**TRACT #2** - This parcel consists of 74.96 acres with approximately 40 acres in pastureland and the remainder in woodland. This tract has 2 ponds, a branch, county water available, and also has nice road frontage. This tract has plenty of deer and turkey for you hunters and has plenty of room to build a nice cabin on. This tract also has some nice timber located on it which will be selling separate with the option to combine.

**TRACT #3** – This tract consists of 84.73 acres with around 60 acres in pastureland and has a wood frame tobacco barn and other storage buildings located on it. This tract has plenty of highway frontage with 2 ponds, a branch, and has county water available.

**FARM EQUIPMENT:** 6 ft. 3-point hitch bush hog (like new); 56 New Holland hay rake; 2 John Deere 2 bottom 14" plows; John Deere #9-3 point sickle mower; John Deere drag disk; John Deere 2 row cultivator; 12 ft. open top cattle trailer; 16 ft. bumper flatbed trailer; hay spear; Ellis tobacco setter; 3 point Ford disk; cattle head catcher chute; 2 feed troughs; 4 hay rings; scalding box; 3 point electric seed sower; 4 wheeler seed sower; 9 shank tiller; hand tobacco setter; EZ-FLO fertilizer spreader; 2 air compressors; air tank; John Deere 110 lawn mower; riding mower; horse drawn plows; calf puller; thousands of tobacco sticks; 300 gallon fuel tank & stand; and other items.



**TIMBER** – The timber selling is located on Tract #2. There is some nice timber on this tract consisting of walnut, red oak, white oak, poplar, and other species. This timber will be a clear cut and the buyer will have 12 months to cut and remove timber from the property. There will be more terms and conditions announced on the day of the sale. Contact the selling agent for more information.

**TRACTORS:** John Deere 1010 gas tractor; John Deere 1010 Diesel tractor.

**VEHICLES:** 1998 Ford F150 extend cab truck with 48,452 actual miles; 1995 Chevrolet Impala car with 93,838 actual miles; 1988 Chevrolet 5300 truck w/ hay spear; Honda 4 wheeler.

**ANTIQUES, COLLECTIBLES & HOUSEHOLD ITEMS:** 3 pc. living room suite; 2 rocking chairs w/ ottoman; refrigerator; stove; washing machine; 4 pc. cedar bedroom suite; cedar chest; 2 bookcases; iron bed; sausage mill; 2 oil lamps; dining room set w/ 6 chairs; 3 rocking chairs; 2 yard chairs; swing frame; 2 concrete benches; bird bath; small bench; assorted glassware; hanging quilting frames; feather bed; concrete flower pots; curtains; cooking utensils; microwave; Home Interior items; dog shock collar; black kettles; carport; 2 Homelite chainsaws; and other items.

**SALE ORDER:** We will start selling farm equipment and personal property at 10:00 a.m. At 11:00 a.m. we will sell the farm beginning with Tract #1, then Tract #2, then Tract #3 and then we will sell the timber from Tract #2. We will then offer any tracts and timber together with the best sale adopted. We will then sell the remainder of the personal property.

**AGENT'S NOTE:** Proffitt Real Estate Agency, Inc. is again honored to have been given the opportunity to sell at public auction the second farm and personal property belonging to the Virgil & Louise Hammer Estate. This farm is located just seven miles from Tompkinsville, KY on Hwy 100 East and can be used for a pasture farm or for recreational purposes due to the abundance of wildlife on the farm. There is some very good timber located on this farm. We will also be selling some really good farm equipment and personal property. Mark your calendar and come on out and be with us on Saturday, May 26 at 10:00 a.m. for another fun day at an auction. For more information contact the selling agent.

**TERMS OF SALE: Real Estate** – There will be a 15% non-refundable down payment required on the day of sale with the balance due within 30 days. Full possession of the real estate will be given with deed. **Timber** – If the timber sells separate from the real estate, possession will be given with full payment on the day of the sale. **Farm equipment & personal property** – Cash or approved check required on the day of the sale with proper I.D. All items will be selling "As Is, Where Is" with no warranty expressed or implied. Bidders must register with proper I.D. and should satisfy themselves as to the description and quality of each item. A 6% Kentucky sales tax will be applied to all purchases unless buyer has a resale number.

**VIRGIL & LOUISE HAMMER ESTATE – OWNERS**

Lead Based Paint: This house was built before 1978 and lead based paint could be present. Make your inspections on or before Saturday, May 26. Purchaser will be required to sign an inspection waiver and disclosure of information form prior to signing a purchase contract.

Any announcements made day of sale takes precedence over all other advertisements or comments. All information contained in our advertisements has been obtained from sources deemed to be reliable. Seller and/or Proffitt Real Estate Agency, Inc and their employees cannot and do not guarantee its accuracy. Personal property and real estate will be selling "As Is, Where Is" both surface and subsurface. Owners and agents are not responsible in case of accidents.

Refreshments will be available.  
Restrooms will on the property.



# PROFFITT



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