

4-BEDROOM BRICK HOUSE & 0.62 ACRE LOT

ANTIQUES & COLLECTIBLES • PERSONAL PROPERTY • CAR • GUNS • OLD COINS

AUCTION

SATURDAY,
OCTOBER 20, 2012
10:00 A.M.

DIRECTIONS:

The property is located just off
Columbia Avenue at 206 Whiteside Street
in Tompkinsville. Signs posted.

DESCRIPTION OF REAL ESTATE: This property consists of a 4 bedroom brick split-level home that has a large family room, 1 bedroom, 1 full bath and a utility room on the lower level, a living room, dining room, and kitchen on the first floor, and 3 bedrooms and 1 full bath on the upper level. This house has a half basement and a large 1-car garage as well as having central heat and air. Other features include a large treated wood deck and a large patio both at the rear of the home. There is also a wood frame storage building and all of this is sitting on a 0.62 acre lot.

CAR: 2001 Ford Taurus car.

ANTIQUES & COLLECTIBLES: Oak desk; inlaid table; secretary desk; quilt chest; chair; round table; old lamps; Fostoria pitcher; Homer Laughlin platters; ice cream dishes; stemmed glasses; carnival glass; old vanity stool; 1991 Ky. Derby glass; egg plates; rolling pin; school desk; ladder back chairs; old picture frames; Gone With the Wind lamp; depression glass; several nice prints; and other items.

GUNS: 22 caliber pistols (3); 25 caliber (1).

OLD COINS: 10 Morgan & Peace silver dollars; 10 Barber Silver half dollars; Walking Liberty & Franklin silver half dollars; lots of Buffalo nickels; (10) \$1 Silver Certificates; (2) \$5 Silver Certificates.

PERSONAL PROPERTY: Love seat; large chair & ottoman; recliner; 2 oak end tables; couch; 2 wing backed chairs; sofa table; Kimball piano; dining room table, 6 chairs & china cabinet; kitchen table & 4 chairs; RCA side/side refrigerator; Panasonic microwave; (2) 4 pc. bedroom suites; Whirlpool washer & dryer; 3 pc. bedroom suite; 11 pc. wicker patio set; patio table 7 4 chairs; wrought iron patio furniture; Magtag washer & dryer; metal office desk; recliner; gas grill upright dressing mirror; 9 metal chairs; patio chairs; bed linens including sheets comforters w/shams; full length mirror; jewelry armoire; lots of very nice floral arrangements; mirror w/table; crystal lamp; lots of occasional lamps; Princess House glasses; bowls; platters; servers; statue; set of 8 crystal glasses; blue & white pitcher; candle sticks; candle holders; set of Child Craft; set of National Encyclopedia; very nice rugs; Mikasa Garden Club set of dishes; kitchen linens; kitchen utensils; set of silverware; decorative vases; CD player; plants; mugs; cups; glasses; canister set; wall clock; wooden bread box; glass pitcher; Corningware; afghan; bench; chair; all kinds & sizes of pots & pans; baking pans; costume jewelry; stool; ironing board; 2 vacuum cleaners; extension cords; metal step ladder; lg. plastic garbage can; clothes racks fans; Christmas decorations; 2 saw horses; 2 girls bicycles; wheel barrow; hand tools; gas heating stove, and many other items.

TERMS OF SALE: Real Estate – There will be a 15% non-refundable down payment require on the day of the sale with the balance due on or before 30 days. Full possession will be given with deed on the day of closing. The real estate is selling "As Is, Where Is" both surface and subsurface. **Personal Property** - Cash or approved check on the day of the sale with proper I.D. All bidders will be required to register prior to bidding. All personal property is being sold "As Is". There will be a 6% sales tax collected on all taxable items unless you have a Kentucky Resale Certificate.

REFRESHMENTS WILL BE AVAILABLE — RESTROOMS ON SITE



AGENT'S NOTE: If you have been looking for a nice home in a great neighborhood then you should take a look at this very nice 4 bedroom split-level home. Anyone who knew Wanda knows that this home has been kept in excellent condition and is ready to move into. This home is just a few minutes' walk to downtown Tompkinsville and is close to drug stores, doctor's offices, churches, and grocery stores. If you have been considering living in the city limits of Tompkinsville then you need to really take a look at this home. We will also be selling lots of really nice antiques & collectibles, personal property, coins, guns, and a car that has been well taken care of. Mark your calendars and come out and be with us on Saturday, October 20 at 10:00 a.m. for another fun day at our auction.

Any announcements made day of sale take precedence over all other advertisements. All information contained in our advertisement has been obtained from sources deemed reliable. Sellers and/or Proffitt Real Estate Agency, Inc cannot and do not guarantee its accuracy. Proffitt Real Estate Agency, Inc., their employees, and sellers are not responsible for any 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.

WANDA HARLAN ESTATE – T. J. COMER – OWNER



TOMPKINSVILLE, KY

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