

AUCTION

SATURDAY, NOVEMBER 9, 2013 • 10:00 A.M.

TRACT #1



TRACT #2



DESCRIPTION OF REAL ESTATE:

TRACT #1 — Tract 1 consists of a house with a living room, eat-in kitchen, 4 bedrooms (2 up & 2 down), 1 full bath, and a utility hookup. This home has gas wall heaters and window air with all city utilities available. This home is sitting on a 0.38 acre lot.

TRACT #2 — This tract consists of a 4 bedroom aluminum siding house, with 2 bedrooms upstairs and 2 bedrooms down, along with a living room, kitchen w/eating area, 1 full bath, utility room, enclosed sun room, and a 1 car carport. This home has a full basement and has central heat and air with all city utilities available. All of this is sitting on a 0.32 acre lot.

TRACT #3 — This parcel is better known as the Joe Billy Bowman Barber Shop building. This building has brick siding on the exterior and consists of one large room downstairs and an upstairs. This building has water and all city utilities are available. This building is sitting on a 0.01 acre lot.

TAXES: The 2013 property taxes will be paid by the seller.

ANTIQUES & COLLECTIBLES:

Round 4-leg oak table; square oak table; sm. round pedestal table; Victorian couch; cherry fold-out table; Davis Co. 4-pc. cherry bedroom suite; 2 drop-leaf tables; 6 matching ladder back chairs; buffet; marble-top table; old marble-top dresser; cherry bed; oak veneer cherry dresser (very old); twin bed; quilt chest; old sled; rocking chair; hall tree; 3 trunks; White USA sewing machine; child's rocker; footstool; old postal scale; oil lamp; cast iron kettle, skillets, flat skillet, sm. handled pot, muffin pan, & kettles w/lids; white hobnail lamps; quilts; throws; bedspreads; afghans; old pictures; Underwood typewriter; baskets; metal box w/tools; Goofus glass bowl; green pitcher; Coke glasses; Florentine vase; pitcher & bowl; old bean pot; crocks; rolling pins; lots of depression glass; cake stands; cake plates; footed bowls; Moon & Star; bells; vinegar cruets; Norman Rockwell glasses; 2 paintings by GH Bushong; Don Enson prints — "Camera & Clock", Butter Churn; Velma England print "Old Time Kraut Makin"; and other items.

PERSONAL PROPERTY:

Couch & chair; swivel chair; bed & dresser; round kitchen table & 4 chairs; white stand; TV; coffee table; recliner; swivel rocker; coffee table & end table; Tappan stove; Hotpoint washer & dryer; Crosley Refrigerator; Kenmore microwave; portable GE dishwasher; upright freezer; Tater & Onion box; bed; rocker; porch swing; Rollator walker; potty chair; walker; bath chair; Club aluminum cookware; silverware; footstool; VCR player; pole lamp; step stool; metal cabinet; bed linens; bath linens; Panasonic vacuum; several rugs (various sizes); lots of books; ice cream dishes; Pyrex dishes; kitchen utensils; sm. kitchen appliances; set of knives; jars & canned goods; lots of garden tools; patio & yard chairs; and many other items.



TRACT #3



ORDER OF SALE:

We will begin selling the personal property at 10:00 a.m. and sell until 11:00 a.m. and then we will sell the real estate. We will begin the real estate sale with the selling of Tract #1. We will then sell Tract #2 and follow this with the sale of Tract #3. Each tract will be sold separately and will remain separate. Note — None of the tracts will be combined. All will remain sold as individual properties. After the real estate sells, we will then continue to sell the remainder of the antiques and personal property.

TERMS OF SALE:

REAL ESTATE — There will be a 15% non-refundable down payment required on the day of the sale with the balance due on or before 30 days. Full possession will be given with deed. This property 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. Bidders must register with a driver's license and shall satisfy themselves as to the description and quality of each item. A 6% Kentucky sales tax will be applied to all taxable items unless you can produce a sales tax number. Note — All items are selling "As Is" with no warranty expressed or implied.

2 Houses & Lots
•
BARBER SHOP BUILDING & LOT
•
ANTIQUES & COLLECTIBLES
•
PERSONAL PROPERTY

LOCATION:

The two houses are located on the corner of West Third Street and Rose Hill Avenue in the city of Tompkinsville, KY. The Barber Shop Building is located just off the square on West Third Street in Tompkinsville.

AGENT'S NOTE:

We at Proffitt Real Estate Agency, Inc are honored to have the opportunity to sell this property for Mrs. Mildred Bedford and her family. These properties are just off the square in Tompkinsville, and would make nice homes for someone. These homes are also very suitable for rental properties and are within walking distance from the doctor's office, church, and drugstores. And do not forget that we are selling some very nice antiques and collectibles, as well as some nice furniture and personal property. For more information, contact the listing agent. Mark your calendars and come on out and be with us on Saturday, November 9 at 10:00 a.m. for another fun day at our auction.

MILDRED BEDFORD, OWNER

LUNCH WILL BE SERVED

RESTROOMS ON SITE

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. Sellers and/or Proffitt Real Estate Agency cannot and do not guarantee its accuracy. All items are being sold "As Is". Owners and agents are not responsible in case of accidents. These houses were built before 1978 and could contain lead based paint. Make your inspections and be prepared to sign a lead based paint waiver prior to signing a sales contract on the day of the sale.

PROFFITT
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