

2-BEDROOM VINYL SIDING HOUSE & LOT GARAGE BUILDING • CARPORT

AUCTION

**SATURDAY,
July 26, 2014
10:00 A.M.**

LOCATION: 108 LIL TAYLOR ROAD, GAMALIEL, KENTUCKY.

DESCRIPTION OF REAL ESTATE: This property consists of a vinyl siding house that has a living room, kitchen w/eating area, 2 bedrooms, 1 full bathroom, and utility hook-up. This home has central heat and air, a metal roof, gutters & downspouts. Other improvements on this property include an 18' x 20' metal garage building and an 18' x 20' metal carport. This home is sitting on a 56' x 99' lot.

TERMS OF SALE: A 15% non-refundable down payment will be required on the day of the sale with the balance due on or before 30 days and full possession will be given with deed. Prospective purchaser will have 10 days prior to the sale to inspect for lead based materials and must sign an inspection waiver at the time of signing a purchase contract. Any announcements made on the day of the sale takes precedence over all advertising.

TAXES: The 2014 city and county taxes will be prorated as of the date of closing.

AGENT'S NOTE: Take a look at this home that is located in the city limits of Gamaliel, KY and is in walk-



ing distance of the drug store, doctor's office, school and is located in a good neighborhood. This home is in good condition and ready to move into. Make your inspections and come out and be with us on Saturday, July 26 for a fun time at our auction.



HARVEY HAMMER - OWNER

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.



PROFFITT



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