

BEDFORD STONE HOUSE & 3.85 ACRES

(SELLING AS A WHOLE)

**ANTIQUES & COLLECTIBLES • FARM EQUIPMENT & TOOLS
FURNITURE & PERSONAL PROPERTY**

AUCTION

**SATURDAY,
JUNE 24, 2017**

9:00 A.M.

DIRECTIONS: From Gamaliel, take Hwy. 87 approximately 5 miles, turn left on Sadlers Chapel Rd., go 0.2 miles to the auction site. From Red Boiling springs, take Hwy 56 and go approximately 7.5 miles, turn left on Sadlers Chapel Rd. and go approximately 3.2 miles to the auction site. Signs posted.

DESCRIPTION OF REAL ESTATE: This property consists of a Bedford Stone house that has a living room, eat-in kitchen, office, 3 bedrooms, 2 full baths, utility room, and a 2 car carport. There is a full basement that has a living room, kitchen, 2 bedrooms, & a full bath. This home has central heat & air and has county water and well water. Also located on the property is a metal storage building and a large workshop that has a concrete floor and is fully electric. All of this is sitting on 3.85 acres.

TAXES: The 2017 property taxes will be prorated as of the day of closing.

CAR: 1998 Ford Contour car w/104,810 miles.

ANTIQUES & COLLECTIBLES: 3 old white kitchen cabinets; square oak table; brass bed; cedar chest; 3 pc. Bedroom suit; oak library table; old bed; oak dresser; piano; rocking chairs; old beds; lots of quilts; old globe in original box; lots of sets of old glasses; hand kraut cutters; #4 churn; several old crocks; set of quilting frames; old Avon bottles; doilies; old milk cans; clear & blue insulators; enamelware; crochet items; Jewel Tea set of dishes; egg plates; old magazines; old patterns; carding paddles; old razors; paper dolls in box; old medicine bottles; old song books; 8 pc. Snack set in box; old picture frames; old records; Nascar items; punch bowl & cuts; cake stand; blue jars; glass butter dishes; preserve stand; covered cake stand; pitchers; ice cream dishes; lots of milk glass; old glass dolls; red glassware; compotes; vases; hen on nest; Carnival glass; amber jug; amber glassware; old books; "Pinky & Blue Boy" prints; Jane Lyon Prints-old "Monroe County Courthouse", "Old Mulkey Meeting House", "The Jenny Lou"; Velma England Prints -"Old Time Kraut Makin" old cross cut saw; trunk; 2 old wash kettles; 4 old milk cans; walnut lumber; come cherry lumber; old wall telephone; old kitchen cabinet w/sifter; parts for an old cook stove; wood boxes; sewing machine rack; old church bench; old organ; old microphones in box; old lamps; oak library table; crocheted throws; lots of old items in original boxes; oil lamp bases; old dressers; old tables; iron bed; old wooden boxes; jars w/glass lids; wash board; oak buffet; oak sideboard; old seater; lots of jugs; old used stamps; and many, many other items.

FURNITURE & PERSONAL PROPERTY: Couch & chair; couch & loveseat; Kenmore washer & dryer; desk; recliner; end tables; chairs; Vizio TV; upright freezer; kitchen table & 2 chairs; Admiral refrigerator; GE stove; tables; 6 oak chairs; card tables; coffee table & 2 end tables; 2 china cabinets; rocking chairs; chest of drawers; costume jewelry; lots of Princess House; pots & pans; several sets of dishes; Corningware & Pyrex; Rainbow vacuum; Kirby vacuum; pressure cookers; mantle clock; lots of lamps; pictures; picture frames; mag. Racks; entertainment center; canes; International China Co. set of china; lots of figurines, vases, & bells; sugar & creamer; Crown Victoria "Lovelace" set of china; lots of Home Interior; gun holster; dressers; material; luggage; punch bowls; all types of linens; Tupperware; old tarp; lots of handicap items-walkers, bath chairs, etc.; picnic table; lots of fruit jars; 2 sets of corn hole games; and many, many other items.

FARM EQUIPMENT: 3000 Ford Tractor; 2 bottom plow; 5 ft. lift disc; grader blade; fuel tank; and other items.

TOOLS: Electric welder; 6 hp 330 gal air compressor; elect drill press; Craftsman planer; table saw; 10" band saw; 20 gal. Parts washer; Craftsman edger; Vikin equipment press; lots of work tables; floor jack; hydraulic jacks; Craftsman 2.50 hp radial saw; Craftsman rouser saw; Craftsman 12" wood lathe w/accessories; electric drill, saws; carpenter tools; odd tables; hand tools, garden tools socket sets & wrenches; gas cans; several step ladders; extension ladder; junk iron; gas cans; metal chairs; 3 old camper tops; metal fencing rods; hand saws; push mower; weed eater; 5 gallon buckets; junk iron; wheel barrow; belts; chain saws; hoses; metal tool boxes; all kinds of tools; hoist; fans; metal racks; boom dogs; and many, many other items.



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 60 days. Full possession will be given with the deed. This property is selling "As Is, Where Is" both surface and subsurface. The property will be selling by the deed. **Personal Property** — Cash or approved check on the day of the sale with proper ID. Buyers must register with a 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% Kentucky sales tax collected on all purchases unless buyer presents a Kentucky resale certificate.



AGENT'S NOTE: Proffitt Real Estate Agency is honored to have been chosen to conduct this auction which includes a lifetime collection of J. B. & Arnell Phillips. This sale features a very nice Bedford Stone home with 3.85 acres that is just enough to have your privacy and you can have a large garden. And don't forget the large metal workshop and storage buildings. This home is located in a great neighborhood and sits on a very nice wooded lot. We will also be selling some nice antiques, lots of collectibles, furniture, a car, farm equipment & tools and all kinds of personal property. We will have something for everyone at this auction so come on out and be with us on Saturday, June 24 at 9:00 a.m. for another fun day at our auction.

LUNCH WILL BE SERVED • RESTROOMS ON SITE

J.B. & ARNELL PHILLIPS ESTATE - OWNERS

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with Proffitt"**

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