

108 ACRES • 5 TRACTS • TIMBER

BEDFORD STONE HOUSE • BARN • BUILDING SITES

ANTIQUES • FURNITURE • TOOLS • PONTOON

AUCTION



SATURDAY, SEPTEMBER 30, 2017 • 10 A.M.

LOCATED: 4820 Sand Lick Road, Tompkinsville, KY. 8½ miles North of Tompkinsville, via Hwy. 63 to Sand Lick Road to property. Banners Posted.

REAL ESTATE: TRACT #1 (House Tract) — Improved with a nice 4-bedroom bedford stone house having 1,680 s.f. of living area with 1½ baths, den, kitchen with nice oak cabinets and built-in appliances, dining area and laundry area. This home has a full walkout basement with drive-in garage and 75% finished in den, bedroom, and kitchen. Has new vinyl windows, CH&A, metal roof and is situated on a 99/100 acre lot with mature shade and blacktop driveway.

TRACT #2 (5.75 Acres) — Great building site. Lays well, all open, already has septic, electric and water available.

TRACT #3 (39.66 Acres) — Blacktop road frontage on Sand Lick Road. Lays level/rolling, 80% open in grass with the remainder in timber and woodland. Water from springs and county water available. Improved with a 38'x41' round-top tool shed with concrete floor and electric and a 30'x50' metal hay barn.

TRACT #4 (47.93 Acres) — Blacktop frontage, 50% open in grass with the remainder in timber and woodland. Improved with a 34'x40' wood frame combination barn, and a small cabin. This tract has lots of water from springs, pond, and county water available.

TRACT #5 (13.73 Acres) — Building site — lots of blacktop frontage, lays level to rolling, 65% open with remainder in woodland. Lots of water from springs, and county water available.

TIMBER: The timber will be sold separately off tracts #3 and #4. Lots of good red oak and white oak along with other species. Selling will be a clean cut of timber.

ANTIQUES & COLLECTIBLES: Iron bed, cast iron kettles, #2 kettle & stand, dinner bell & rack, Singer treadle sewing machine, old school desk, hames with brass knobs, old cheese box, lanterns, churn, iron skillets, china cabinet with glass doors, oil lamp, Avon bottles, glassware, and other items.

FURNITURE & MISC.: Maple kitchen table & 6 chairs, Hotpoint gold refrigerator, metal high chair, trash bin, couch & chair, coffee & end tables, rocker/glider, RCA console TV, cloth rocker/recliner, love seat, 4' oak table & chairs, couch, Sony TV, Casio keyboard, trash/tater box, oak glass-top sofa table, maple end tables, maple table & 8 chairs, 3-pc. maple bedroom suite, 22" TV, Maytag stackable washer & dryer, recliner, magazine rack, VHS movies, Sanyo TV, desk, 8 track tapes, 4-pc. cherry bedroom suite, gun cabinet, coat tree, upright G.E. freezer, exercise bike, file cabinets, night stand, figurines, pictures & frames, entertainment center, odd chairs, glassware, pinball machine, dresser, table lamps, Sunbeam microwave oven, cooking utensils, pots & pans, wall mirror, small oak chair, clock, Christmas decorations, and other items.

PONTOON BOAT: 1991 20' Manitou hardtop with trailer and 70 hp Evinrude motor.

TOOLS & MISC.: Rolling chain hoist, Craftsman 14½ hp 42" cut lawn mower, Miller wire welder, Lincoln A/C welder, Craftsman wrenches and other brands, hydraulic jacks, log chains, wheel barrow, battery jump box, top links, pipe wrenches, hand & garden tools, drill press, rechargeable drills, Napa gas welder, pulley pullers, bench grinder, battery charger, 2-wheel wagon, Stihl weedeater, 25 gal. sprayer, 300-gal. fuel tank & stand, 10' aluminum ladder, 2-8' cul-tipackers, odd pile of dry lumber, drain snake, flower pots, dog house & carrier, buggy seat, 2 saddles, bridles, halters, 2 sets leather saddle bags, shop vac, electric cords, coolers, and many other items.



THE HUGHIE & ROBBIE HARLAN FARM (Connie Owens: Seller)

AUCTIONEER'S NOTE: If you have been looking for that perfect farm or home, just out of town, and in a great neighborhood, then take a good look here. Great home, fantastic views, lots of running water, great cattle farm. This is country at its best, and only 8½ miles to town. Make plans today to attend this outstanding auction sale on Saturday, Sept. 30 at 10 a.m. Refreshments available.

TERMS: REAL ESTATE — 20% down day of sale, balance due with deed on or before 30 days. Possession with deed. **TIMBER & PERSONAL PROPERTY** — Cash or approved check day of sale. Any announcements made day of sale takes precedence over all advertisements.

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