

ABSOLUTE REAL ESTATE AUCTION Saturday, April 29th, 2023 @ 10:00 AM

ROBERT & MARY PATSY ELLIOTT

7242 STATE ROUTE 80 WEST, MAYFIELD, KY 42066
The Fancy Farm Community





















FURNITURE - GLASSWARE - HOUSEHOLDS - COLLECTIBLES - JEWELRY - TRACTOR - TOOLS

FURNITURE: Dining Table w/ 8 Chairs and Wood Top, Buffett w/ Wood Top & Emerald Painted Front, Emerald Accented Dining Table, Plant Stand, Wood Entertainment Center, Chest of Drawers, Couches, Leather Recliner, Emerald Wing Back Chair, Emerald Wardrobe, Ottomans, Gray Rocker Recliner, Entry Table, Antique Tiger Oak Table, 5 Pc Bedroom Suite, Tier Table, Night Stands, Book Shelf, Drop Leaf Side Table, Full Size Metal Bed, Wood & Iron Bed, Wicker Trunk, Wood Rocking Chair, Floor Lamps, Wicker Chairs, Wicker Baskets, Antique Trunk, Antique Roll Top Trunk, Foot Locker

TRACTOR, TOOLS: John Deere 4010 Tractor with 720 JD Loader - 9120 Hours, Vice Grips, Blower, Hedge Trimmer, Weed Eater, Battery Charger, Shop Vac, Hammers, Dewalt Cordless Drill, Mr. Heater, John Deere Pedal Tractor, Tricycle, No.19 Sausage Grinder, 2 Square Wash Tubs





GLASSWARE, HOUSEHOLDS, APPLIANCES: Maytag Washer & Dryer, Kirby Vacuum, Microwave, Slow Cooker, Granite Roaster, Canner, Granite Canner, Canning Jars, Fiesta Ware -Bowls, Plates & Cups, Fostoria Including - Pitcher w/Ice Lip -Bowls - Relish Dish - Footed Cake Plate - Colony Fostoria Cake Stand, Glassware, Glass Cups and Saucers, Depression Glass Server (Green), Glass Bowls, Kathy Kale Cookie Jar, Pitcher & Basin, Planters, Pictures and Frames, Singer Sewing Machine

COLLECTIBLES, JEWERLY, MISC: Howe-Hillard Grain Co. Rain Gauge, Coca-Cola Tins, Tums Thermometer, Texas Gas Thermometer, John Deere Thermometer, West Bend Metal Pitcher, Christmas Décor, Halloween Décor, Antique Crock Set, Antique Game table & Toys, Butter Churn, Costume Jewelry

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Estate of ROBERT & MARY PATSY ELLIOTT

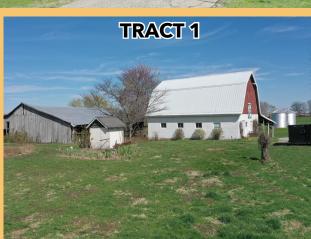


The Elliott Homeplace Features: This 5 Bedroom 2 Bath Brick Home Features An Open Kitchen, Dining Room, And Living Room With Fireplace, And Unfinished Basement. There Are Hardwood Floors In The Dining Room And Living Room And Carpet In Bedrooms. Exterior Features Of This Property Include A 1 Car Attached Garage, Wraparound Porch, And A Circle Drive. Also Located On Tract 1 Is A Detached Vintage Milk Barn With 3 Bay Equipment Storage And Stock Barn. Water Supplied By Well.





















Tract 1: 3 Bedroom 1 Bath **Brick Home with Wraparound Porch** & Barns situated on 2.12 Acres Tract 2: 7.13 Acres w/Pond Tract 3: **6.98 Acres** Tract 4: 17.76 Acres **13.19 Acres** Tract 5: 19.59 Acres Tract 6:

65.36 Acres

Tract 7.

REAL ESTATE TRACTS

TRACTS

REAL ESTATE SELLS ABSOLUTE TO THE HIGHEST BIDDER AT 10 AM - HELD

TERMS AND CONDITIONS

PROCEDURE: The property will be offered in multiple tracts. BUYERS PREMIUM: A 6% Buyer's Premium will be added to the final bid and included in the deed transaction sale price. **DOWN PAYMENT:** 15% as down payment on the day of the auction with balance in cash at closing on or before 30 days. The down payment may be in the form of cashier's check, personal check, or corporate check. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, SO BE SURE YOU HAVE ARRANGED FINANCING, IF NEEDED, AND ARE CAPABLE OF PAYING CASH AT CLOSING.

CLOSING: Closing shall take place on or before 30 days from

REAL ESTATE TAXES: All 2023 ad valorem taxes will be prorated at closing

SURVEY: The property will be sold by a new survey. Buyer will be responsible for 50% of the cost. DISCLAIMER AND ABSENCE OF WARRANTIES: All

information contained in this brochure and all related materials is subject to the Terms and Conditions outlined in the Purchase Agreement. ANNOUNCEMENTS MADE BY THE AUCTION COMPANY AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY STATEMENTS MADE. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made is responsible for conducting his or her own independent concerning the property. The information contained in this brochure is believed to be accurate but is subject to accuracy, errors, or omissions is assumed by the Seller or

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the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the auctioneer are final NEW DATA, CORRECTIONS, AND CHANGES: Please arrive

prior to scheduled auction time to inspect any changes, corrections, or additions to the property information.



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