

ABSOLUTE REAL ESTATE AUCTION

2558 County Rd. 1201, Arlington, KY 42021

Saturday, August 19, 2023 @ 10:00 am



3 Bedroom,
2 Bath Home &

80±
ACRES

IN 9 TRACTS &
COMBINATIONS



PUBLIC PREVIEW:
Monday, August 14, 2023
from 4:00-5:00 pm

Estate of
Lyndall Ruth Furlong

**Great Building Tracts
& HUNTING!**

34 Tillable Acres

ALSO SELLING:

2017 Buick Verano
Cub Cadet Mower
Antique Farmall Tractor
14K Jewelry
Antique Furniture
Collectibles
Households/Misc.
Shop Items
Farm Attachments

County Rd. 1201

HARRIS
Real Estate & Auction

harrisauctions.com

270.247.3253

ABSOLUTE REAL ESTATE AUCTION

Estate of Lyndall Ruth Furlong

2558 County Rd. 1201, Arlington, KY 42021

Saturday, August 19, 2023 @ 10:00 am



2017 BUICK VERANO - CUB CADET MOWER - ANTIQUE FARMALL B TRACTOR - 14K JEWELRY - FURNITURE - APPLIANCES - COLLECTIBLES / HOUSEHOLDS / MISC. - COOKWARE - GARAGE ITEMS / FARM ATTACHMENTS



VEHICLES: 2017 White Buick Verano - VIN: 1G4PR5SK7H4116974 - 998 Miles (Like New!), Red Buick Century - VIN: 2G4WS52M5W1410299
LAWN MOWERS: Cub Cadet Riding Mower, Honda Troy-Bilt Push Mower - 21" Cut

ANTIQUA TRACTOR: Antique International Harvester Farmall B Tractor
JEWELRY: 14K Gold Chain Necklace, 14K Gold Ring, 14K Rings, Heidi Daus Ring, Joan Rivers Brooches, Costume Jewelry, Tiffany & Co. Mirror

FURNITURE: 3 Drawer Antique Oak Dresser w/ Mirror, Blue Upholstered Sitting Chair, Full Size Oak Bed, Lamp Table, Cedar Chest, Full Size Bedroom Set: Bed, Chest, Dresser W/ Mirror, 2 Side Tables, 2 Matching Upholstered Sitting Chairs, Wooden Display China Cabinet, Brown Leather Recliner, Corner Electric Fireplace, Floral Printed Couch, Side Tables, TV Cabinet, Wooden Side Table w/ Storage, Wooden Dining Room Table w/4 Chairs, Oak Display Case w/Glass Shelves, Oak Victorian Style Side Table, Blue Upholstered Sitting Chair, Oak Sewing Machine And Bench w/ Singer Machine, Marble Top Side Table, Cedar Chest, Oak Wash Table w/Storage

APPLIANCES: Sanyo 32" TV, Roper Washing Machine, GE Dryer, Frigidaire Refrigerator, Frigidaire Electric Stove

COLLECTIBLES/HOUSEHOLDS/MISC: Decorative Vases, Candle Stands, Midland Weather Radio, Pink Depression Glass, Lamps, Gold Trimmed Mirror, Lasko; Whole Room Space Heater, White Bubble Glass Container, Enesco Pot, Decorative Mugs, Sewing Kits, Multiple Mantle Clocks, Framed Wall Décor, Baby Gate, Norleans Porcelain Figurines, Porcelain Dolls, Rubicon Glass Perfume Lamp, Table Top Lamps, Iron Stone Wash Bowl And Pitcher, Price Products Porcelain Figurines, Marlo Collection Figurines, Jewelry Box, Amber Depression Glass, Cast Iron Singer Machine Stand, Brother Fax/Scan/Copy MFC 7460DN

COOKWARE: Stemmed Glass Cups, Oneida Stainless Silverware, Interpur Stainless Steel Utensils, Glass Pitchers, Glass Bowls, Food Storage Containers, Corning Ware Baking Dishes, Corelle Plates & Bowls, Mugs, Pink Pyrex Dish, Churchill England Plates & Cream / Sugar Containers, Tupperware Storage, Silverplated Ice Box, Candy Dishes, Glass Measuring Cups, Glass Serving Dishes, Cups & Punch Bowl & Cake Stamp, Pyrex Baking Dishes, Pots, Pans, Blue Paula Dean Pot, Baking Sheets & Cake Pans, Wagner Cat Iron Skillet, Aluminum Cookware, Quickube Ice Trays, Crystal Serving Dishes, 3 pc Pampered Chef Stone Bakeware, Princess China Golden Peony Multi Pc Set

GARAGE ITEMS / FARM ATTACHMENTS: 3 PTH 5' Bush Hog, Wooden Wagon Attachment, Chicken Wire, T Posts, Shovels, Rakes, Ladders, Gas Cans

ANTIQUA FARM ITEMS: Hay Rake, Bottom Plows & More!

PUBLIC PREVIEW:
Monday, August 14, 2023
from 4:00-5:00 pm

harrisauctions.com

270.247.3253



ABSOLUTE REAL ESTATE AUCTION

2558 County Rd. 1201, Arlington, KY 42021

SATURDAY

August 19, 2023 @ 10:00 am

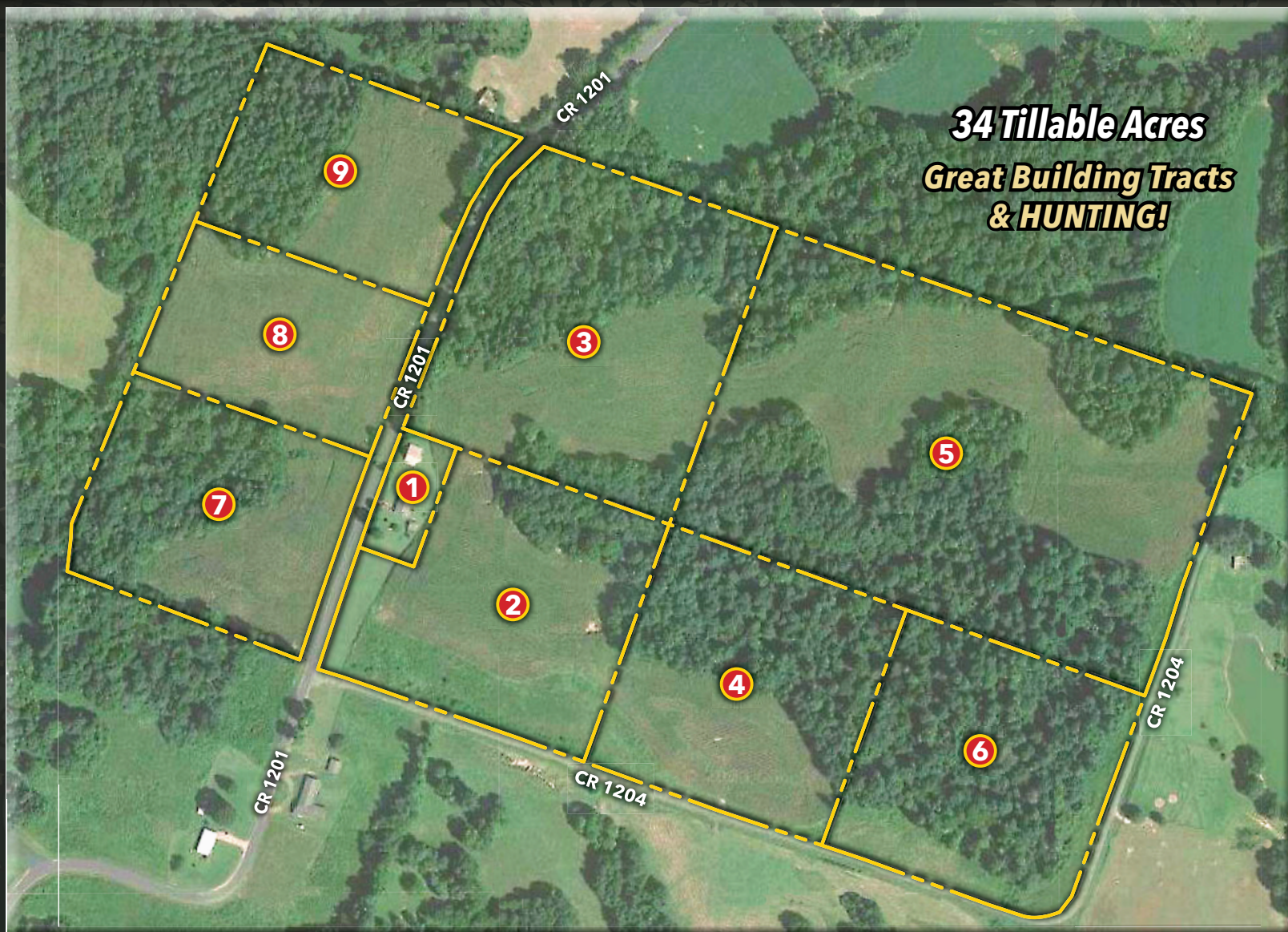
Estate of Lyndall Ruth Furlong



PUBLIC PREVIEW:
Monday, August 14, 2023
 from 4:00-5:00 pm



TRACT 1 DETAILS: A well maintained 3 bedroom, 2 bathroom, country style home in Carlisle County. It has an open concept layout, eat in kitchen, hardwood flooring and tiled kitchen/bathrooms. This white vinyl-sided home has a covered front porch, lovely red wood attached back deck, with a 1 car attached garage. Also included is a white vinyl-sided storage shed and a nostalgic livestock barn with loft. All situated on 1.01± acres surrounded by fields of row crops.



3 Bedroom,
 2 Bath Home &
80±
 ACRES
 IN 9 TRACTS &
 COMBINATIONS

REAL ESTATE TRACTS

Tract 1	3 BDRM, 2 BA Home, Barn & Shed on 1.01± Acres
Tract 2	8.84± Acres
Tract 3	11.87± Acres
Tract 4	8.71± Acres
Tract 5	21.97± Acres
Tract 6	8.59± Acres
Tract 7	7.41± Acres
Tract 8	5.56± Acres
Tract 9	6.56± Acres

TERMS AND CONDITIONS - PROCEDURE: The property will be offered in 9 individual tracts, any combination of tracts, or as a whole property. The property will be sold in the manner resulting in the highest total sale price.
BUYER'S PREMIUM: A 10% 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 auction date.
REAL ESTATE TAXES: All 2023 ad valorem taxes will be prorated at closing.

SURVEY: The property will be sold by a new survey. Buyer is responsible for 50% of the cost of the survey.
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 PREVIOUSLY PRINTED MATERIAL, OR ANY OTHER ORAL 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 by the Seller or Auction Company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquires, and due diligence concerning the property. The

information contained in this brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. All sketches and dimensions in this brochure are approximate. Except for any express warranties set forth in the sale documents, purchaser(s) assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Seller and the Auction Company make no warranty or representation, express or implied or arising by operation of law, including an warranty of merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall Seller or the Auction Company be liable for any consequential damages. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. The Seller

and Auction Company reserve 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.

