

Absolute

REAL ESTATE AUCTION

5874 St Rt 339 S, Fancy Farm, KY 42039

SATURDAY
June 8th, 2024
@ 10:00 AM

Katie J. Wooley Estate



REAL ESTATE TO SELL
ABSOLUTE @ 10:00 AM!

Personal Property
to Sell Directly After.



ALSO SELLING:

- 2019 JEEP COMPASS
- APPLIANCES
- COINS
- FURNITURE
- HOUSEWARES
- ANTIQUES
- TOOLS
- GARAGE ITEMS



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Ms. Wooley was a teacher at Wingo Elementary School for 27 years and a member of the Dublin Missionary Baptist Church.

ABSOLUTE THE REAL ESTATE: Charming two-bed, one-bath brick home with an attached carport located in Dublin, KY. The property is situated on a 0.39 acre lot and is equipped with a brick out building, detached 1-car garage and covered porch. This home features beautiful hardwood floors and a large kitchen with ample cabinet space. The house has propane heat and well water.

REAL ESTATE TERMS

PROCEDURE: The property will be offered in one (1) tract.
BUYERS 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 2024 ad valorem taxes will be prorated at closing.
SURVEY: The property will be sold by new survey. The buyer will be responsible for 50% of the survey 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 PREVIOUSLY PRINTED MATERIAL, OR ANY OTHER ORAL STATEMENTS MADE. The property is being sold on an "AS IS, WHERE IS" basis, with 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. Buyer will be required to sign a Lead Based Paint Disclosure waiving the opportunity to a 10 Day Post Sale Inspection. Make Inspections Prior To Date Of Sale. 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 a 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.changes, corrections, or additions to the property information.

PERSONAL PROPERTY TERMS: A 10% buyer's premium will be added to the final bid and included in the sales price. Full settlement date of sale. Check or cash only.

VEHICLE - APPLIANCES - COINS - FURNITURE - ANTIQUES - TOOLS & GARAGE ITEMS

VEHICLE: 2019 White Jeep Compass - 4x4 -20,XXX Miles - Keyless Start - Back Up Camera - Leather Interior - VIN: 3C4NJD88KT669887



APPLIANCES: Kenmore Washing Machine, Whirlpool Dryer, Emerson Microwave, Frigidaire Refrigerator.
COINS: 1879-S Morgan Dollar, 1895-0 Morgan Dollar, 1921-S Morgan Dollar, 1922 Peace Dollar, (6) Eisenhower Dollars, (7) Sacagawea Dollars, (3) Susan B. Anthony Dollars, (7) Franklin Half Dollars, (4) 1964 Kennedy Half Dollars, 1968 Kennedy Half Dollar, (2) Bicentennial Kennedy Half Dollars, 1943 Walking Liberty Half Dollar, 1934 Walking Liberty Half Dollar, (8) 1964 Silver Quarters, 1945 Liberty Dime, (15) 1964 & Earlier Roosevelt Dimes, 1899 Indian Head Penny, 1898 Indian Head Penny, 1905

Indian Head Penny, 1909-0 Barber/Liberty Dime, Foreign Currency

FURNITURE: Early American Organ, Pineapple Print Pie Safe And Jelly Cabinet, Double Seat Wooden Bench, 4 Drawer Treadle Sewing Machine, Curio Cabinet, Antique School Desks, Magazine Side Table, Upholstered Chairs And Sofa, Dining Table And 4 Chairs, Twin Poster Bed, 4 Drawer Dresser, Side Table With Center Shelf, 3 Drawer Side Table, Teal Console Table, 3 Pc Matching Full Bedroom Suite, "White" Sewing Machine Table And More.

HOUSEWARES & ANTIQUES: Yankee Clipper Sled, Marvel Gravity Cream Separator, Collection Of Hand Fans (Multiple Local Businesses), Midwest Milk Jar, Ramon's Pills Tin Thermostat, Multiple Hand Stitched Quilts And Pillows, Big Red Wagon, Cast Iron Kettle On Stand, Rod Iron Swing On Frame, Branded Wooden Crates And Carriers, Wooden Lantern, Books, Salisbury Picnic Basket, Glass Top Dr Pepper Serving Tray, Oil Lamp And Wooden Scones, Elvis Memorabilia, Tin Lithograph Pecking Roosters Toy, Quaker Oats Feed Bag, Multiple Blue Mason Jars, Speckled Blue Enamelware, Corningware Bakeware, Jar Of Buttons, Longaberger Basket

#2 Universal Hand Grinder, Arrowheads, Nail Keg, Dietz Railroad Lantern, Maid- Rite Washboard, Crystal Metal #2 Dinner Bell, Red Globe Railroad Lantern, Tractor Seat Stools, Milk Can, Tom Lewis Tobacco Baskets, Fabric Dolls, Wall Décor, Baskets, Antique Trunk, Cast Iron Shoe Stand, Oil Lamps, Purple Slag Glass Hen And Nest, Jadeite Hen And Nest, Amber Globe Oil Lamp, Silver Plated Shaving Mug, Uranium Glassware, Pink Depression Glass, KY Derby Glasses, Crystal Vases, Vintage Stoneware Bowls, Carnival Glassware, Cross-Stitched Home Décor, Wooden Dough Bowl, Cast Iron Door Stop, Wooden Mandolin, Salt Cellars, Luggage, Brass Keepsakes, Mosaic Tile Hen Lamps, Music Boxes, Holiday Décor, Planters, Graves County Atlas, Presto Pots, Flatware, Plates, Rod Iron Bench, Glass Lance Jar W/ Lid, Cranberry Glass Oil Lamp, Costume Jewelry, Cast Iron Skillets, Mirrors, Pots And Dutch Oven, Blue Glass Insulator, Antique Egg Grading Scale And More.

TOOLS, GARAGE ITEMS: 4 Ft Werner Ladder, Hand Tools, Push Mower, Tool Kit, 2 Step Ladder.

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