

# Absolute REAL ESTATE Auction

## Saturday, June 22<sup>ND</sup> 2024

### AUCTION HELD ON TRACT 2: 109 Riverfront Drive, Smithland, KY

#### PERSONAL PROPERTY SELLS DIRECTLY AFTER THE REAL ESTATE.

**PUBLIC PREVIEW DATE:**  
Monday, June 17<sup>th</sup>  
from 5-6 pm  
**\* (NO PREVIEW AVAILABLE  
for 220 Conant Lane)**

### Tract 1 - 105 Riverfront Drive Smithland, KY 42081

This charming home offers 2 bedrooms, 1 bathroom, and a versatile office area. It features an all-electric setup with Smithland water service. The property includes gutter guards for added convenience. Enjoy the enclosed porch with wrap-around windows, providing stunning views of the riverfront.



### Tract 2 - 109 Riverfront Drive Smithland, KY 42081

In this inviting 3-bedroom, 2.5-bathroom home, discover a charming riverside retreat where rustic wood beams and accents infuse every corner with character. Enjoy captivating riverfront views from multiple rooms, including the open kitchen, perfect for culinary creativity and gathering with loved ones. Step onto the enclosed porch, surrounded by windows framing



panoramic vistas of the tranquil river, ideal for relaxing mornings or intimate gatherings. Experience the harmony of nature and modern comfort in this inviting home, where unforgettable memories await. This home also has a whole home GE generator.

### Tract 3 - 115 Riverfront Drive Smithland, KY 42081

This lovely home boasts 3 bedrooms and 1.5 bathrooms with riverfront views. It features a spacious 14x15 covered porch, perfect for relaxing outdoors. Inside, you'll find a large



laundry room with ample cabinet space for storage. The property also includes a detached garage and is heated with propane.

### Tract 4 - 220 Conant Lane Smithland, KY 42081

Nestled in a quiet neighborhood, this charming home features 3 spacious bedrooms and 2 bathrooms. The large bedrooms offer ample space for comfort and relaxation. The kitchen showcases beautiful knotty pine cabinets, and there is a formal dining area for entertaining. Additional highlights



include a cozy living room with built-in knotty pine bookshelves, a carport, and a deck for outdoor enjoyment. The primary bedroom has an attached bathroom and a convenient laundry room. The property is serviced by Smithland water and has a Rudd HVAC unit.

**REAL ESTATE TERMS:** A 10% buyer's premium will be added to the final bid price & included in contract price. A 15% deposit is due day of auction, balance due in 30 days. Each potential bidder is responsible for conducting his or her own independent inspections investigations, inquires, and due diligence concerning the property. Make Inspections Prior To Date Of Sale.  
**PERSONAL PROPERTY TERMS:** A 10% buyer premium will be added to the final bid. Full settlement due day of sale. Cash or check accepted with proper identification.



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**KIA OPTIMA SX - PORTABLE BUILDINGS -  
PROPANE TANKS - APPLIANCES - ANTIQUES -  
GLASSWARE - HOUSEWARES - ELECTRONICS  
GARAGE/OUTDOOR ITEMS & MISC.**



**VEHICLE:** KIA Optima SX 2008 VIN: KNAME228995334183 - Miles: 56,226

**PORTABLE BUILDINGS:** Storage Shed w/ Window 8'x8', Storage Building 10' X 16'

**PROPANE TANKS:** 2- 500-Gallon Propane Tank

**APPLIANCES:** Kenmore Electric Stove, Roper Washing Machine, Roper Dryer, Frigidaire Refrigerator, Hisense Mini Fridge, Haier Mini Fridge

**FURNITURE:** Victorian Marble Top Drop-Down Dresser, Victorian White Ornately Carved Walnut 3-Seat Sofa, Queen Size Iron Bed Frame, Victorian Large Hall Tree, Antique Fold Out Desk, Victorian Cabinet w/ Mirror Top, Piano and Bench, Desk and Chair, 5-Drawer Dresser w/ Matching Side Table, Vintage Venus Beauty Shop Dryer Chair, Antique Cross-Stitch Chair, Antique Standing Clock, Marble Top Antique Parlor Table, China Cabinet, Antique Children's Rocker, Tufted Armchairs, Damask Print Upholstered Sofa and Chair, French Style Gold Vitrine Buffet with Mirrored Top, Drop Leaf Table, Side Table w/ Lamp Top, Bookshelf, Large Victorian Buffet

w/ Mirror & Ornate Wood Carvings, Antique Corner Cabinet w/ Glass Doors, Wooden Plant Stand, 3-Piece Full Bedroom Suite w/ Oversized Headboard, Iron Outdoor Bench, Victor Record Playing Cabinet, Wooden Dresser, Drop Leaf Table, Wooden Gossip Bench, Heptagon Wooden Table, Antique Trunks, Breakfast Nook Glass Top Table and Chairs, Round Mirror Drop Down Dresser, Floral Upholstered Chair and Sofa, Wooden Queen Beds, White Wooden Farmhouse China Cabinet

**ANTIQUES, GLASSWARE, HOUSEWARES:** Early American Cast Fabric Pleater, Antique Coal-Fired Iron, Aladdin Lamp Bases, Vintage Balance Scale, Amber Bubble Glass Lamp, Burgundy Floral Rug, C.D. Peacock Marble Tabletop Clock, Painted Porcelain Base Tabletop Lamp, Tabletop Painted Clocks, Carved Cigar w/ Tray, Wall Clocks with Ornate Wood Designs, Chicago Telephone Antique Phone, Brass Keepsakes, Railroad Lanterns, Blue Pyrex Bowls, Wagner 189 Original Cast Iron Pan, Fire King Dishes, Amber Glassware, Amber Glass Oil Lamp, Vintage

Horse Saddle, Bromwell Crank Sifter, Harbor Breeze Fan in Box, Household Cast Iron Sewing Machine Table, Antique Wooden Dresser with Mirror, Tabletop Lamps, Luggage, Cranberry Trim Glassware, Green Glassware with Clear Bubble Design Bottom, Pink Depression Glass, Orange Carnival Glassware, Dome Lid Serve, Milk Glass Container w/ Lid, Royal China Underglaze Bowls, Red Stemmed Glasses, Flatware, Pots / Pans, Dishes, Cooking Utensils, Mirrors, Wreaths, Wall Décor, Baskets, Wall Clock

**ELECTRONICS:** TCL Flatscreen TV, Bose Radio, LG Flatscreen TV

**GARAGE/OUTDOOR ITEMS:** All Weather Safe Room, Hand Tools, Sears Antique Sled, Garden Statues and Planters, Briggs & Stratton Push Mower

**MISC:** Ring Stamped 14K, Partial Quarter Collection, Pro-Form Exercise Bike, Detecto Dr. Office Style Scale

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