

Absolute REAL ESTATE Auction

Thursday, September 19th, 2024 @ 10:00 AM
3071 Tatumsville Hwy., Gilbertsville, KY 42044

2 BEDROOM HOME - Excellent Building Site w/Storage Preview Date: Monday, Sept 9th 5-6 pm

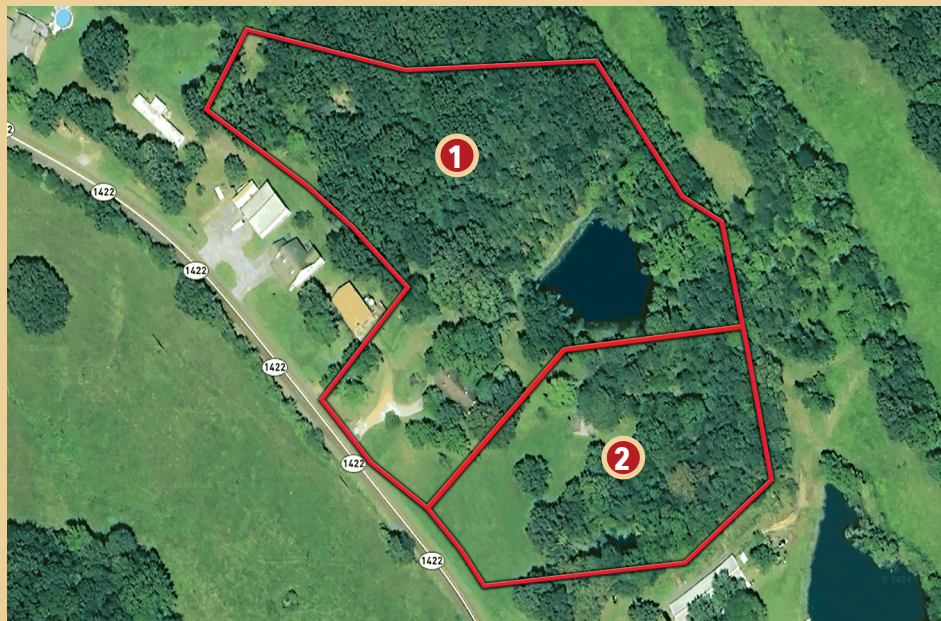
TRACT 1 DETAILS - Home on 4.8± Acres: Welcome to this delightful 2-bedroom, 1-bath home, featuring a blend of durability and charm with its vinyl and brick siding. The home boasts a spacious living room, ideal for both relaxation and entertaining. The eat-in kitchen is perfect for casual meals, while the dedicated laundry room and mud room add convenience to your daily routine.

Enjoy the outdoors with both front and back decks, offering versatile spaces for relaxation and gatherings. The property also includes a one-car carport, providing sheltered parking and additional storage options.

The unfinished walkout basement presents exciting potential for future enhancements and is already plumbed for a second bathroom, allowing you to customize and expand as needed. This home offers a solid foundation with modern amenities and the flexibility to grow with your needs.

TRACT 2 DETAILS: 30' x 38' Metal Shop & 16' x 48' Stock Barn with 9' x 28' Lean to on **2.15± Acres**

REAL ESTATE TERMS: The property will be offered in 2 individual tracts or as a whole. A 10% Buyer's Premium will be added to the final bid and included in the deed transaction sale price. 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. **Survey:** In the event the property sells in 2 tracts, a survey will be needed. Buyer will be responsible for the survey cost.



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FURNITURE - TOOLS - EQUIPMENT - HOUSEHOLDS

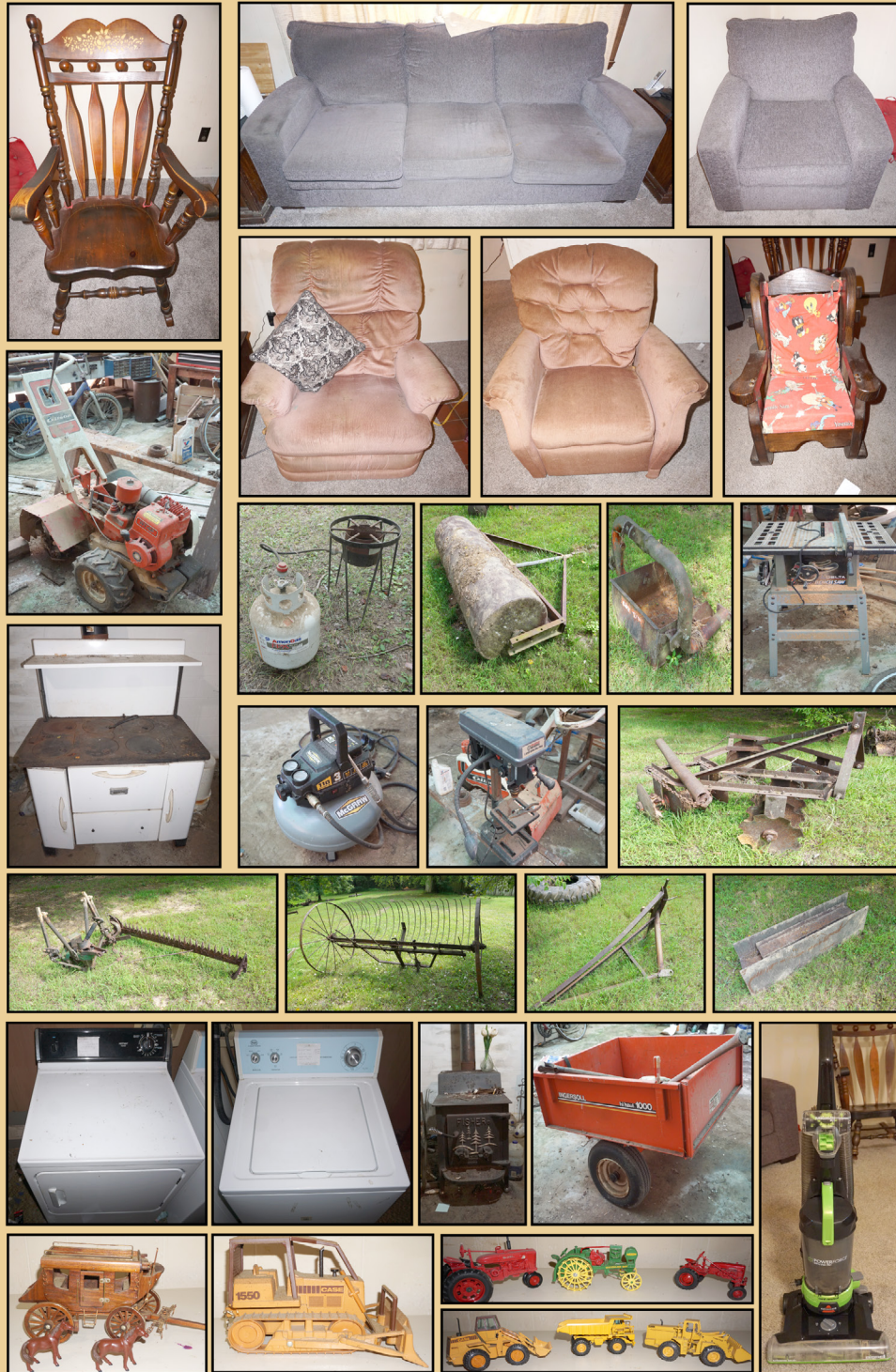
FURNITURE: Cloth Sofa with Matching Chair, Cloth Recliner, Child Cloth Recliner, Wooden Rocking Chair, Cloth Cane Recliner, Coffee Table, End Tables, Dinning Room Oak Table With 6 Chairs, Solid Wood Children Rocking Chair, White Clad Simmons Hardware Company Display Cabinet

TOOLS/EQUIPMENT: Fishing Poles, Fish Cooker, Horse Drawn Hay Rake, 7ft. Lawn Roller, 5ft. 3 Point Hitch Disk, 6ft. 3point Hitch Roller Tiller, 3point Hitch Disk Mower, 3point Pond Scoop, 3point Hay Spene, 3-Pt. Boom Pole, Bottom Plow, 7 Ft. 3-Pt. Hitch Blade, 4' x 8' Bumper Hilt Trailer, Gilson Rear Tine Tiller, 3 Gallon McGraw Air Compressor, Craftsman Top Box Tool Box, 1000 Hi Haul Lawn Cart, Central Machinery Drill Press, Delta Table Saw, Bench Garden Grinder, Delta Table Saw

APPLIANCES: Whirlpool Fridge, Frigidaire Fridge, Holiday Chest Freezer, Frigidaire Electric Stove, Panasonic Microwave, Cast Iron Cook Stove, Roper Heavy Duty Super Capacity Washer, Hotpoint Large Capacity Dryer

HOME DECORE & HOUSEWARES: Pyrex Dishes, Cast Iron Pans, Salt & Pepper Shaker Collection, Silverware, Plates, Saucers, Patterned Glass Cups, Small Fry Daddy, Mr. Coffee Pot, Black Decker 4 Slice Toaster, Toastmaster Can Opener, Canning Pots, Stanley Thermos, Power Carver Electric Knives, Club Pot with Lid, Pots, Pans, Baking Sheets, Neal Holland - He Loves Me, Neal Holland - Sunday Go To Meetings, Neal Holland - Of Time and Eternity, Neal Holland - Breaktime, Neal Holland - Masters Touch, Ken Brown - Touch Of The Masters Hand, Lamps, Vintage Metal Step Stool, Bissell Power Force Vacuum, Old Cassettes and Records, No. 2 Dinner Bell w/Clapper, Full Bookcase, Outdoor Furniture, Barber Chair, Pitcher Bowl Set, Cast Iron Farmall's, Cast Iron Waterloo Boy, Roy Rogers and Trigger Picture

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.



MICHAEL DALE HARRIS
PRINCIPAL BROKER / AUCTIONEER
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