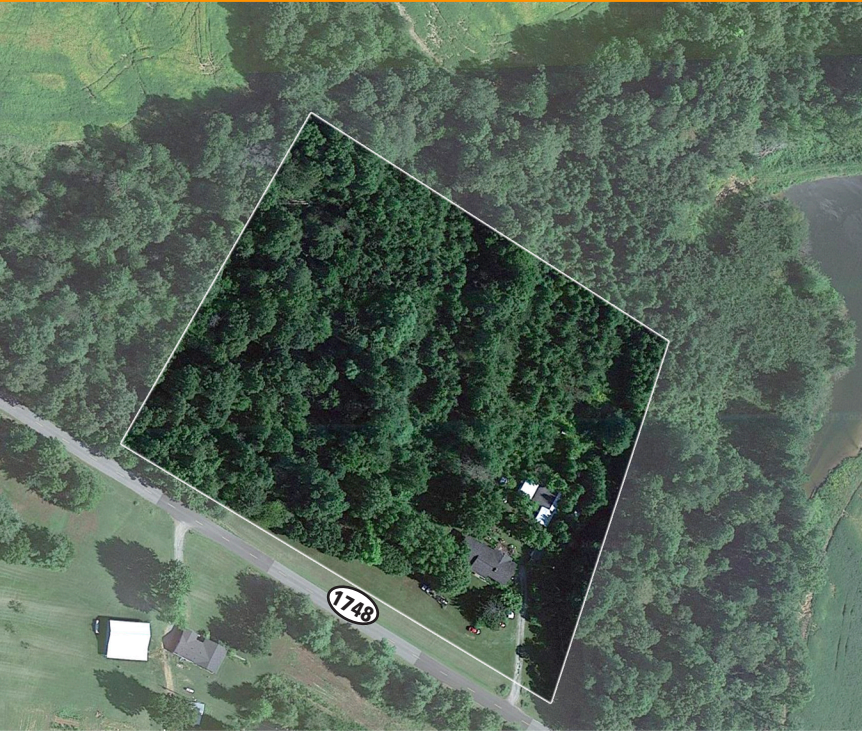


# ABSOLUTE REAL ESTATE AUCTION | TUESDAY JULY 15<sup>TH</sup> - 12 PM

1270 State Route 1748, Fancy Farm, KY 42039

## 4 BEDROOM BRICK HOME ON 7 ACRES IN 1 TRACT!



Don't miss this excellent opportunity to purchase a 4-bedroom, 1.5-bath brick home situated on approximately 7 acres in the Fancy Farm community. This well-maintained home features an eat-in kitchen, utility room, attached one-car garage, and multiple outbuildings for storage or hobby use. The property offers both privacy and space, making it ideal for a family residence, mini-farm, or investment. With mature trees, open yard space, and outbuildings already in place, this property has all the elements of comfortable country living.

***Selling in 1 tract, regardless of price—  
make plans to attend and bid on this  
great rural property in Hickman County.***

## 7 Acres in the Fancy Farm Community

**REAL ESTATE TERMS:** The property will be offered in 1 tract. 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.



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# ABSOLUTE REAL ESTATE AUCTION | TUESDAY JULY 15<sup>TH</sup> - 12 PM

1270 State Route 1748, Fancy Farm, KY 42039



**Glassware • Furniture • Appliances • Electronics  
Tools • Equipment • Outdoor • Utility Items  
Vehicles • Trailers • Firearms • Sporting Goods**

**GLASSWARE & BOTTLES:** Full Coca-Cola Bottles (glass) With Carrier, Empty Double Cola Glass Bottles with Carrier, Variety of Blue and Clear Glass Jars, Variety of Mason Jars, Vintage Brown Jugs, Vintage "Aunt Fanny's Cabin" Glasses, Winston Glass Mugs, Vintage Wood Spice/Sugar Containers with Glass Jars, Kitchen Glassware (Variety), Pyrex Coffee Mugs, Vintage Glass Drink Bottles (Golden Cola, Dr Pepper, Squirt, Coke, Double Cola)

**FURNITURE:** Solid Wood Dining Room Table With 6 Chairs And 2 Leaves, 3-Cushion Couch With Wood Trim, Swivel/Rocking Chair With Footrest, 3-Shelf Wood End Table, Wooden Entertainment Center With Glass Doors And Shelves, Wooden Display Case With Four Glass Doors And Drawers, Wooden Computer Desk, Office Chairs, Wood Corner Table, Wood Hutch With 3 Drawers, Bed With Wood Frame, Headboard, And Mirror, 3-Piece Bedroom Suite (Bed With Headboard, 9-Drawer Dresser With Mirror, 5-Drawer Dresser), Vintage Wood Desk With Shelves, Vintage Wood Serving Table With Folding Sides, Cedar Chest By Lane, 3-Drawer Small Dresser, Vintage Iron 4-Person Picnic Table, Cast Iron Patio Set (2 Chairs, Table, Loveseat), Vintage Rocking Metal Patio Loveseat

**APPLIANCES & ELECTRONICS:** Magic Chef Refrigerator/Freezer, Maytag Top-Load Washer, Hotpoint Front-Load Dryer, Hotpoint SSX Refrigerator / Freezer with Ice and Water Dispenser, Frigidaire Imperial Dishwasher, Microwave, Tupperware (Variety of Sizes), First Alert Safe, Variety of Small Safes, 55" TCL Roku TV, 74" Vizio Flatscreen TV, RCA Tube TV, Panasonic Record Player and Speaker with Cassette Player, Sears Record Players with Speakers

**DECOR & COLLECTIBLES:** Various Vintage Baseball Player Pictures, Elvis Picture/Clock, Crossley Jukebox/Record Player, Variety Of Books, Variety Of Glass And Porcelain Figurines, Vintage Orange And Blue Glass Collectibles, Variety Of Wall Clocks, Variety Of Elvis Pictures And Paintings, Porcelain Face Bowl And Jug, Vintage Coca-Cola Doll With Packaging, Vintage Kirby

Vacuum, Vintage Wood And Metal Candle Holders, Vintage Shell Gas Company Sign (Plastic And Glass), Collectible Model Car Kits, Vintage BP Gas Station Sign (5x5), Vintage Fry Visible Gas Pump (Model 117R, Pump #63278), Vintage Coca-Cola Chest Cooler, Vintage Coca-Cola Cooler With Dispenser

**TOOLS & EQUIPMENT:** Miscellaneous Power Tools, Grease Tubes, Hose Clamps, Cable Clamps, Toolboxes (Including Craftsman 8-Drawer, Rolling Toolboxes), Tackle Boxes, Engine Carts, Viking Engine Lifts, Engine Lifts (2 Ton), Welding Machine - Lincoln, Portable Air Compressor, Chop Saws, Wood Shelving, Metal Shelving, Plumbing Supplies, Miscellaneous Tires, Lawn Mower and Cars, Miscellaneous Bolts, Screws, Fittings, Parts, Oil, Lubricants

**OUTDOOR & UTILITY ITEMS:** Variety Of Plastic Totes, Variety of Wicker Baskets, Lawn Mower Jack, Pull-Type Seed Spreader, Galvanized Washtubs (Various Sizes), 1000-Gallon Propane Tank (Empty), Briggs and Stratton Portable Generator (800 Watts, 15 HP), Aluminum ATV Ramps, Antique Steel Spoke Wheels (Variety of Sizes), Vintage Metal Gas Cans, Antique Hay Rack with Spoke Wheels and Seat

**VEHICLES & TRAILERS:** Cub Cadet Tractors (Missing Parts), White GT 2055 Lawn Tractor (Missing Parts), Cub Cadet Zero Turn Mower (Missing Parts), Various Size Utility Trailers (5x8, 6x11, 5x9, 5x12, 6x8 Enclosed, 4x7, 16ft Tandem Axle Car Hauler, 6x11 Enclosed), Red Car Dolly Kit With Tires, 1979 Chevy Pickup Truck (Missing Parts), Triple Axel Enclosed Trailer (5th Wheel Including Various Vehicle Parts, Wheels, Transmission, Bumpers, Trim Pieces, Etc.), Honda & Yamaha Scooters (Missing Parts)

**FIREARMS & SPORTING GOODS:** Remington Target Master .22 Caliber Long and Short (Model 510), Winchester .22 Caliber Bolt Action (Model 67 Long and Short), H&R Model Topper 88 - .410 Gauge 3-Inch Choke Barrel - Single Shot, Daisy Model 95 BB Gun, Golf Clubs, Go-Kart, Kingston Guitar

**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.

**PERSONAL PROPERTY SELLING AFTER THE REAL ESTATE**