

Absolute REAL ESTATE *Auction*

Friday, August 15th, 2025 • 10:00 AM - Onsite!

Living Estate of *Betty Jane* & the Late *Tony C. Henson*



HOME & BUILDINGS ON A PICTURESQUE 1.42-ACRE CORNER LOT IN 2 TRACTS
1975 KY 301 • MAYFIELD, KY 42066



PREVIEW DATE: August 4th from 5:00-6:00 pm

Great Location in Graves County!



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ALSO SELLING: Portable Buildings
Golf Cart • Tools • Housewares
Collectibles • Furniture

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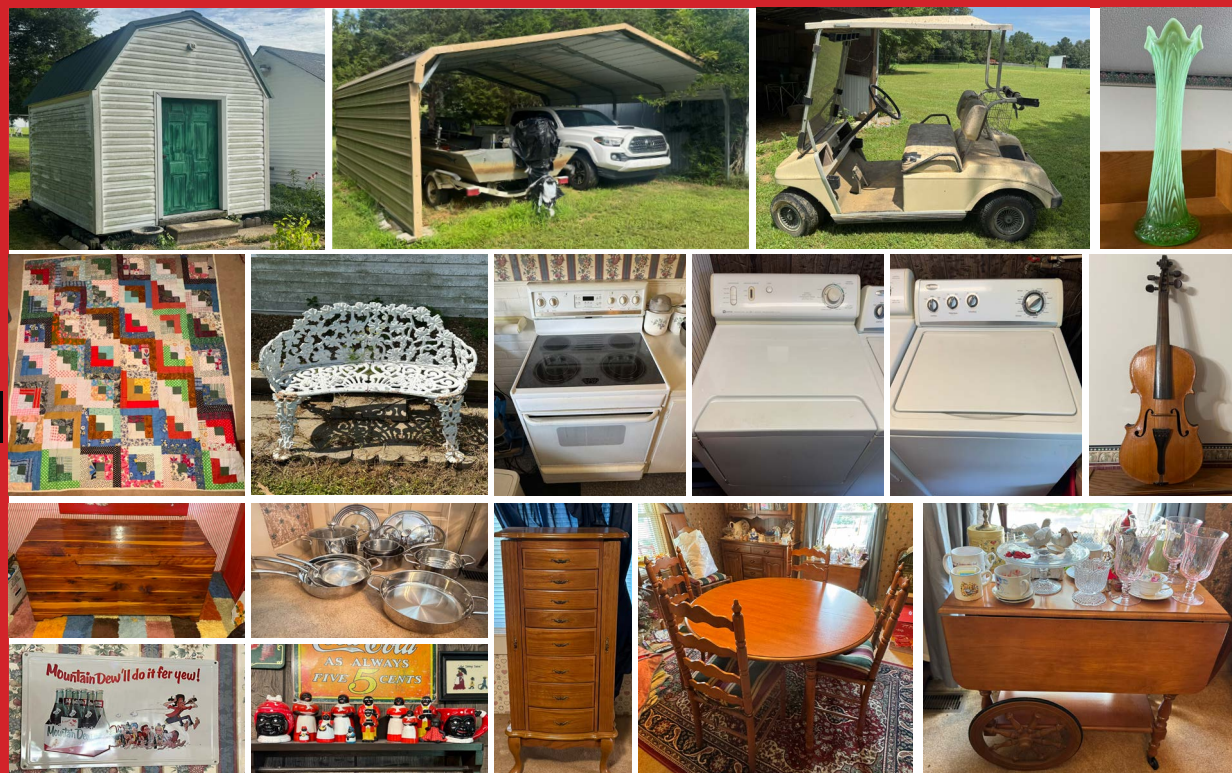
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Tucked away on a scenic **0.55-acre corner lot** in Graves County, **Tract 1** offers a charming 1.5-story home full of character and potential. With just over 1,300 square feet, this cozy residence features 1 to 2 bedrooms, a full bath, and a warm, inviting layout. A formal dining room sets the stage for family meals and entertaining, while the kitchen's bar-top nook adds casual dining charm. Enjoy peaceful mornings on the covered front porch or unwind in the evenings with views of the surrounding countryside. The attached one-car garage and connected 20'x15' storage building—accessed via a breezeway—make for ideal spaces to work, create, or organize. Located at the **intersection of Hwy. 301 and Trace Creek Church Road**, it's a convenient yet peaceful place to call home.

Tract 2 adds valuable versatility and utility to the property with two substantial metal buildings on 0.87 acres. The 9'x15' building is perfect for smaller tools or storage, while the expansive 47'x16' structure offers excellent space for equipment, trailers, or recreational vehicles. Whether you need a workshop, a place to store your toys, or simply more room to grow, this tract provides the flexibility to meet a variety of needs. With **frontage along Trace Creek Church Road**, this additional land and infrastructure could be the perfect complement to the residence or serve as a standalone investment opportunity.

Portable Buildings • Tools • Golf Cart • Housewares • Collectibles • Furniture



OUTDOOR BUILDINGS: Portable Building with Cedar Lining - Approx. 20' x 20' Carport

TOOLS & UTILITY ITEMS: Multiple Infrared Heaters, Yardsticks (Local Mayfield Kentucky Marketing), Folding Table, Black & Decker 30" Accu-Mark Level, Outers Shotgun Cleaning Kit, Metric Socket Set, High-Flow Pump For Sprayer, Circular Saw, Outers Laboratories Tripod Skeet Thrower, Multi-Directional Tripod, Concrete Birdbath, Red Metal Shelf, Metal Garden Archway, Multiple 10' And 12' Crappie Poles And Reels, Pflueger Spinning Reel With 6' Rod, Two Abu Garcia Spinning Reels And Rods, Metal Birdbath, Hand Crank American Beauty Vintage Piece, Two Tru-Tip Lawn Fertilizer Containers, Multiple Lawn Ornaments and MUCH more!

GOLF CART: Club Car Battery Golf Cart - Serial #A8726 120961

APPLIANCES: Amana Refrigerator, Frigidaire Electric Stove, Whirlpool Washer, Maytag Dryer, Frigidaire 20 Ft.³ Frost-Free Upright Freezer, Frigidaire Gallery 18 Ft.³ Frostproof Refrigerator Freezer.

FURNITURE & ANTIQUES: Wooden Bench, Wooden Bench With Metal Sides And Back, Casper Cabinet Company Secretary Desk, Wooden Entertainment Cabinet, Lawyer's Style Cabinet, Sofa Table, Rocking Chair, Two Bedside Tables With Drawers, Wooden

Hexagon Side Table, Smokers Cabinet, Accent Chair, Wooden Antique Shelf, Wooden Finish Computer Desk, Side Cabinets, Child Size Hutch, Storage Cabinet, Wooden Hutch, Cochrane Wooden Hutch, Wooden Chair, Wooden Side Table, Wooden Stool, Wooden Lamp Side Table, Corner China Cabinet, Wood Finish Display Shelving, Bassett Wooden Dresser, Jewelry Chest Dresser With Attached Mirror, Full Size Headboard, Mirror Jewelry Case, Round Dining Room Table With Six Chairs And Additional Leaves, Wooden Bar Cart On Wheels, Handcrafted In Graves County Cedar Chest, Wooden Storage Shelf, Wooden Gun Cabinet, Metal Chairs With Wooden Seats, Two Wooden Barstools With Wicker Seat, Outdoor Chairs, Red Metal Bench, Wrought Iron Outdoor Furniture - Multiple Pieces.

KITCHENWARE & GLASSWARE: Corning Ware (Multiple Pieces And Styles), Pink Pyrex Bowl, Orange Pyrex Casserole Dish With Lid, Cast-Iron Heart Pan For Cornbread, Cast-Iron Pans In Various Shapes, Three Cast-Iron Skillets, Cast Iron Irons, Mixing Bowls, Pampered Chef Baking Pans, Hotdog Steamer, Tupperware, Stainless Steel Flatware, Green Glass Stemware, Pink Glass Stemware, China Sets, White Hobnail Adolescent Tray, Carnival Glass Vases, Carnival Glass Bowls, Pink Depression Glass and MUCH more!

COLLECTIBLES & DÉCOR: Brass Candlesticks, Framed Art Pieces Including Ken Holland Prints (Some Signed), Graves County Eagles Framed Art, Artificial Flowers, Porcelain Decorative Vases, Small Oil Lamps, Silver Plated Bowl, Silver Plated Candle Opera, Decorative Blue And White Spheres, Very Old Pair Of Dolls, Mirror Jewelry Case, Decorative Frames, Primitive Frames, Blue And White Printed Dish Set, Garden Flags, Coca-Cola Clock, Coca-Cola Trays, Coca-Cola Signs, Coca-Cola Bottles, Coca-Cola Carriers, Mammy/Aunt Jemima Memo Pad, Aunt Jemima Cross-Stitch, Aunt Jemima Sugar And Creamer, Aunt Jemima Doll, Aunt Jemima Mug, Aunt Jemima Figurines, Two Cast-Iron Aunt Jemima Banks, Cast-Iron Toothpick Holder, Vintage Salt And Pepper Shakers, Coca-Cola Metal Bottle Opener, Vintage Santa, Jewelry And Accessories Consist Of Numerous Pieces Of Costume Jewelry From Various Brands Including Rings, Bracelets, Necklaces, Earrings, Brooches, Accessories, Mirror Jewelry Case, Jewelry Chest Dresser With Attached Mirror, Vintage Matchbox Cars, Beanie Babies, Workshop Gerald E. Henn Numbered /800 Basket, McCoy Figurines And Vases, Number Eight Crock, Blue Mason Jar, Vintage Violin With Hair String, 1970s Vintage Comic Books, Vintage Mayfield Kentucky Milk Crate, Marbles, Vintage Toys, Numerous Recipe Books.

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PERSONAL PROPERTY TERMS: A 20% 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.

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