

MAEZELLE & ROBERT BYRUM HOMEPLACE 209 SCOTLAND DRIVE, FRANKLIN, KENTUCKY **AT AUCTION** **SATURDAY NOVEMBER 4TH, 2017 10 A.M. CDT**

3 BEDROOM RESIDENCE - FULL BASEMENT 80 X 100 FOOT LOT - PAVED DRIVE - CARPORT



ABOUT THE HOME; THIS ONE OWNER RESIDENCE BUILT BY THE BYRUMS IS LOCATED IN A QUIET ESTABLISHED NEIGHBORHOOD ON THE EAST SIDE OF FRANKLIN, KY.

FORMAL LIVING ROOM: 18' x 12' 3" CARPET OVER HARDWOOD, WITH CEILING FAN, FUNCTIONAL MASONARY FIREPLACE WITH GAS LOGS.

FORMAL DINING ROOM: 11' 6" x 7' 5" CARPET OVER HARDWOOD, EAT IN KITCHEN 11' x 9' 5" WITH VINYL FLOORING, AMPLE KNOTTY PINE CABINETRY AND CEILING FAN. **UTILITY ROOM:** 8' x 6' WITH W/D HOOKUP, CABINETRY AND HIDDEN PANTRY.

BEDROOM #1: 12' 6" x 11' 5" CARPET OVER HARDWOOD WITH ADJACENT HALL CLOSET.

BEDROOM #2: 11' 4" x 10' 8" CARPET OVER

HARDWOOD WITH CLOSET. **CHILD'S BEDROOM #3:** 12' 4" x 8' 4" CARPET OVER HARDWOOD WITH CEILING FAN AND NEARBY HALL CLOSET. **FULL BATH:** 11' x 7' 7" OFF CENTRAL HALLWAY WITH VINYL FLOORING. FULL BASEMENT ACCESSED THROUGH UTILITY ROOM. 7' 5" x 5' 5" STORAGE BUILDING. **PERSONAL PROPERTY:** FRIDGIDARE GAS RANGE, FRIDGIDARE

OVER AND UNDER REFRIDGERATOR, ROPER CLOTHES WASHER, AMANA CLOTHES DRYER, MICROWAVE, BREAKFAST SET WITH 3 CHAIRS, HIDE A BED, FORMAL DINING TABLE WITH 4 CHAIRS, ANTIQUE CABINET RADIO, WINTER COMPANY PIANO, ELECTRIC ORGAN, COUCH WITH MATCHING CHAIR, WHAT NOT STAND, LADDER BACK CHAIR, 2 MATCHING END TABLES, FIRESIDE SET, ROCKER RECLINER, 38 x 27 MIRROR WITH FANCY FRAME, 2 GLASS AND BRASS LAMPS WITH MARBLE BASE, LOVE SEAT, OCCASIONALL CHAIR, DRESSER AND CHEST, ARROW HEAD COLLECTION, MAPLE DRESSER AND MAPLE CHEST, OAK DESK, PORTABLE T.V 'S, STONE WARE DISHES, CHINA DISHES, CORNING WARE, SALT AND PEPPER COLLECTION, MILK CAN, FIGURINES, CHERUBS, INTERESTING CHRISTMAS DECORATIONS, LIONEL TRAIN SET WITH EXTRA CARS AND ENGINES, TOYS, LAMPS, RECORD ALBUMS, CANSITER SET, CARD TABLES, IRON SKILLETS, VCR TAPES, **TOOLS ETC.:** HUSKEE 22" PUSH MOWER, SHOP BENCH WITH GRINDER, CRAFTSMAN TOOL BOX AND CABINET, DRILLS, JACKS, END WRENCHES, SAWS, WOOD SHOP BENCH WITH VISE, BLACK AND DECKER ELECTRIC HEDGE TRIMMERS, McCULLOCH MAC 60 WEEDEATER, PRUNERS, SHOVEL, LAWN CHAIRS, ICE CREAM FREEZER. **AUCTIONEERS COMMENTS:** THIS HOME IS LOCATED NEAR DOWNTOWN FRANKLIN BUSINESS DISTRICT ON A QUIET STREET. LOCATION IS IN CLOSE PROXIMITY TO GROCERYS, CHURCHES,

BUSINESSES AND GOVERNMENT OFFICES. IT WILL BE EVIDENT FROM YOUR INSPECTION THAT THE HOME HAS BEEN WELL CARED FOR FROM PRIDE OF OWNERSHIP. IF YOU ARE LOOKING FOR A STARTER HOME, INCOME PRODUCING PROPERTY OR JUST A SOLID INVESTMENT BE WITH US SALE DAY TO PURCHASE THIS HOME. **TERMS ON REAL ESTATE:** 15% DOWN DAY OF SALE, BALANCE WITH GENERAL WARRANTY DEED ON OR BEFORE 30 DAYS. A 7% BUYERS PREMIUM WILL BE ADDED TO THE FINAL BID TO ESTABLISH CONTRACT PRICE. **TAXES:** 2017 TAXES WILL BE PRORATED FROM DELIVERY OF DEED. POSSESSION WITH DEED. **TERMS ON PERSONAL PROPERTY:** 6% SALES TAX, CASH OR GOOD CHECK IN FULL DAY OF AUCTION. VALID DRIVERS LICENSE REQUIRED TO OBTAIN BIDDER NUMBER. HOME AND ALL PERSONAL EFFECTS SELLING IN "AS IS" CONDITION WITH NO WARRANTY IMPLIED OR GURANTEED. THIS SALE IS NOT CONTINGENT ON FINANCING. MAKE YOUR FINANCIAL ARRANGEMENTS PRIOR TO BIDDING. **SCHOOLS:** SIMPSON COUNTY SCHOOLS.

DIRECTIONS TO SALE: INTERSTATE 65 EXIT 2 OR EXIT 6 TO DOWNTOWN FRANKLIN KENTUCKY PUBLIC SQUARE AND U.S HIGHWAY 31-W. TAKE EAST CEDAR STREET 4 BLOCKS TO SCOTLAND DRIVE. AUCTION BANNERS POSTED. AUCTION FIRM NOT RESPONSIBLE FOR ACCIDENTS. **LEAD BASE PAINT:** THIS HOME WAS BUILT PRIOR TO 1978, PROSPECTIVE PURCHASERS WILL HAVE 10 DAYS PRIOR TO SALE TO INSPECT FOR LEAD BASE PAINT AND SIGN WAIVER FROM FUTURE INSPECTION DAY OF SALE.

HOME PREVIEW - SUNDAY OCTOBER 22ND & 29TH - 2PM - 4PM



SEE PHOTOS - www.budgreenup.com - barry@budgreenup.com

Bud Greenup
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1218 High Street Bowling Green, KY 42101
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