

THE GERALD B. CLAYPOOL & DORIS CLAYPOOL ESTATE 20 TWIN OAKS DRIVE - LEITCHFIELD KY

AT AUCTION

Saturday September 29, 2012 10 a.m.

**3 Bedroom - 2 Bath - Brick Residence w/attached garage on 0.53 acre lot with scenic view
Furniture - Washer/Dryer - Framed prints - Garden tools and more.**

ABOUT THE HOME

KITCHEN: 19 X 14.5 Featuring breakfast area, ample cabinetry, central island, with a sliding door leading to rear wooden deck.

FORMAL LIVING ROOM: 15.6 X 13.6 with laminate flooring accessed from a 16 x 5.4 entrance foyer and hallway.

MASTER BEDROOM: 17.4 x 15.8 with indirect lighting, spacious full bath with tub/shower combination and walk-in closet.

BEDROOM #2: 13.8 x 10 carpeted with ceiling fan and closet.

BEDROOM #3: 11 x 9 x 9.5 carpeted with ceiling fan and closet.

UTILITY ROOM: Washer/Dryer hookup.

PERSONAL PROPERTY: Marble top table 27 1/4 H x 18W x 14D,

2 Victorian chairs with floral pattern, Night stand 24 1/2 H x 22W x 15D, Full size spool bed with turned legs,

32H x 52W x 19D Dresser and chest, Fern stand with marble top, 81 x 32 Tuxedo couch with rolled arms and

Queen Anne legs, Oval marble top table, 43 1/2 x 22 Octagon mirror, Lamp with round globe, 31H x 50W x 13D

French Provincial dresser, Fancy full size iron bed with matching glass top night stand, Upholstered Clipper chair, 30H x 50W x 17D straight leg Chippendale lamp table, Full Cherry 2 Poster Bed with Center Fineal in Headboard, 30H x 50W x 17D Cherry Table, High back occasional chair with carved center back post, shaped top and upholstered seat with Queen Anne legs, 24H x 28W x 32D Oval table, 18 1/2 H x 14 Dia. Round marble top table, 75H x 18W x 9D Trapezoidal glass front display case, Mixed wood table with 6 chairs, 2 Wooden bar stools, High chair, Oversized Occasional chair, Gold pole lamp, 2 Gold lamps with fancy shades, Tan couch and loveseat, Unusual arm chair with round pierced back and upholstered seat, Modern child's trunk, Zenith 21" console TV, Lady with Dog figurine, Maytag heavy duty washer and Maytag dryer, Nearly new side by side Frigidaire refrigerator, General Electric range with built in microwave, Toaster oven, Microwave oven, push lawn mower, hand tools and more. **PRINTS:** 31 X 25 Gold framed Garden Scene, 20 1/2 x 24 1/2 Gary Adams "An Evening Out", 27 x 23 1/2 Gold framed "Golden Memories" by Gary Adams, 32 1/2 x 26 Gold framed "Making a Wish", 17 1/2 x 22 1/2 Child framed print, 27 1/2 x 23 1/2 Gold framed "Lady by Moat", 33 x 27 Gold framed R.H. Harper "On Holiday", 33 x 27 Gold framed "Flower Arrangement" by C. Winter Olson, 24 x 19 1/2 Gold framed "Coming out to Play" by H. Anderson Brendekilde, 40 x 30 Courtyard Scene with Horse and Carriage, 31 x 25 Framed Bowling Green KY Fountain Square Park Scene, 37 x 28 Oak Framed "Floral Splendor" by Dorothy Shoemaker.

AUCTIONEER COMMENTS: This brick home was built in 1992 by the Claypool family and they have been the only occupants since it was new. The home has been loved and impeccably maintained by them and now it can be yours. This home is located in a well established neighborhood at the entrance to Twin Oaks Subdivision surrounded by elegant homes where pride of ownership is evident. Be with us sale date to seize this rare opportunity. **ORDER OF SALE:** Real Estate sells promptly 10am followed by personal property. **EVERYTHING SELLING AS-IS CONDITION.** **SCHOOLS:** Lawler Elementary, Grayson Co. Middle School, Grayson Co High. **DIRECTIONS:** From Leitchfield KY Public Square take North Main Street one block to West Walnut Street, Turn left and follow West Walnut across railroad becoming Sunbeam Rd one mile to Twin Oaks Subdivision. **TERMS:** Real Estate 15% Non-Refundable deposit down day of sale. Balance due with General Warranty Deed on or before 30 days. 7% Buyers Premium added to final bid on Real Estate to establish contract price. **PERSONAL PROPERTY:** Cash or good check in full on day sale. 6% sales tax Auction firm not responsible for accidents. Announcements made day of sale take precedence over all advertising. **TAXES:** 2012 prorated from delivery of deed. Possession w/deed.

AUCTION BANNERS POSTED!!

SALES PERSONELL AVAILABLE TO SHOW PROPERTY AT YOUR CONVENIENCE

Open House
Sunday September 16th
2 - 4pm

Open House
Sunday September 23rd
2 - 4pm

**MAKE YOUR
FINANCIAL
ARRANGEMENTS
PRIOR TO BIDDING.
SALE IS NOT
CONTINGENT
ON FINANCING**

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