

# EDMONSON COUNTY HOME & FARMLAND AT AUCTION

## Saturday August 17th, 2013 10 a.m.

**The Mary Frances Lindsey Estate - 441 Ellis Cole Road**  
**Frame Residence - Barn - Cropland & Woodland**  
**49 Acres Furniture - Personal Property 49 Acres**



**OPEN HOUSE SUNDAY AUGUST 11TH 2 - 4 p.m.**

**ABOUT THE HOME:** This comfortable 2 bedroom home situated on 1.22 acres with lots of shade has been well taken care of and is ready to move into. **FEATURES:** Vinyl siding, covered front and rear porches, new roof 6 years ago, 18 x 12 living room with carpet and ceiling fan, spacious kitchen with breakfast area 22 x 12 with double stainless steel sink, ample cabinetry and 2 ceiling fans. **MASTER BEDROOM:** 18 x 10' 8" carpeted, ceiling fan and his and hers closets. **BEDROOM # 2:** 11 x 10' 5' with ceiling fan. Full bath with shower off central hallway.

**UTILITY ROOM:** 13' 8' x 10' 8' with w/d hookup off rear covered porch. There are 3 out buildings and the perfect spot for that garden. This home is located in an area where pride of ownership

is evident with manicured lawns and well kept farms. **ABOUT THE FARM:** This farm is about 70 % open and now in soybeans. Combination barn 40 x40 located on tract 3. This is a gentleman's farm with plenty of road frontage and just enough woods for the hunter or wildlife enthusiast. County water line fronts property.

**AUCTIONEERS COMMENTS:** This property has been well cared over the years by the Lindsey's which is very evident. If you are looking for a home or farm just a short drive from Brownsville or Bowling Green be with us sale day to purchase this property that has been in the Lindsey family since 1956.

**TRACT # 1:** 2 bedroom residence, storage buildings fronting 164 feet on Ellis Cole Road - 1.22 acres.

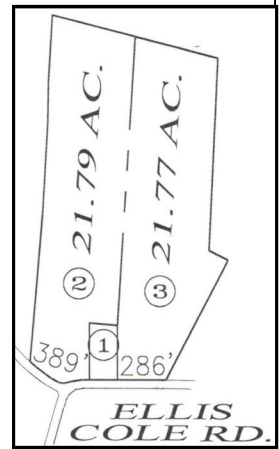
**TRACT # 2:** Fronting 151 feet on Ellis Cole Rd and 238 ft on Hilltop Lane w/ pond - 21.79 acres.

**TRACT # 3** with combination bar fronting 286 feet to Ellis Cole Road - 21.77 acres.

**TRACTS # 1 thru # 3** total 49.04 acres, residence, barn and 839 feet road frontage

**PERSONAL PROPERTY:** Coffee table, 2 matching end tables, RCA T.V. and console, couch, leather lift chair recliner, buffet, 12 drawer storage unit, metal cabinet, dinette set, 3 oak bar stools, oak pantry, round marble top table, 2 chest of drawers, rocker, spool full size bed, Bassett full size bed, chest, dresser and night stand, what-not shelf, maple night stand, child's desk, modern Singer sewing machine in old cabinet, 2 window room air conditioners, microwave, over-under refrigerator, office size refrigerator, chest type freezer, upright freezer, Remington vacuum, Royal Commercial upright vacuum, lamp, floral print, Cub Cadet self propelled mower, MTD riding mower, propane heater, 2 porch swings, bird bath, concrete frogs, dishes linens Hugo transport chair and other invalid equipment and more. Home was built prior to 1978 and may contain lead base paint. Prospective purchasers will have 10 days prior to sale to and inspect for lead paint and sign inspection waiver date of sale. Everything in this sale real estate and personal property sells as is. **TERMS:** Real Estate, 15% non-refundable deposit sale day, balance with deed on or before 30 days with general warranty deed, 2013 taxes prorated from delivery of deed. A 7% buyers premium will be added to final bid to determine contract sale price. **PERSONAL PROPERTY:** Cash or good check in full day of sale, 6% sales tax unless you have tax exempt number day of sale. Auction firm not responsible for accidents. **DIRECTIONS TO SALE:** From Brownsville Ky. Take KY 101 south 4.8 miles to KY 743, turn right go 4.9 miles to KY 1749, turn right go 0.8 miles to Ellis Cole Rd. from Bowling Green Ky. and Interstate 65 exit 28, take U.S. 31-W north 5.7 miles to Ky. 743, turn left go 4 miles to KY 1749, turn left go 0.8 miles to Ellis Cole Rd. **SCHOOLS:** SOUTH EDMONSON, BROWNSVILLE MIDDLE, EDMONSON HIGH.

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MORE PHOTOS**



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