

RON KIRBY SR. & MRS. EMMA KIRBY HOMEPLACE

330 WIDENER CIRCLE, FRANKLIN, KENTUCKY

3 BEDROOM - 2 BATH BRICK RESIDENCE & GROUNDS

AT AUCTION

Saturday March 19, 2016 10 a.m. CDT

ABOUT THE HOME: This property fronting 220 ft. more or less, containing 1.09 acres more or less is located on Widener Circle in one of the most sought after neighborhoods in Franklin, Kentucky.

Home Features include: 26' 6" X 13' Eat-in-Kitchen with Central Island, Pantry, Double SS Sink, built in Dishwasher, Cooktop, and Oven and Ample Cabinetry with Courtyard access.

16' 4" X 12' 2" Formal Dining Room: Chair Rail, Crown Molding with Dental Work, Circle Top Window and Trey Ceiling.

Spacious Family Room 18' 4" X 16' 2" : Commanded by a Brick Fireplace with raised hearth, Vaulted Ceiling and **11' 5" X 11'**

Elevated Office or Child's Room. Bedrooms: Master 18' 4" X 16' 2" : accompanied by 10' 6" X 9' 6" Study.

18' X 13' Master Bath features include: Garden Tub, Separate Shower, His & Hers Sinks, 3 Spacious Closets with shelving and additional Linen Closet, also Vaulted Ceiling with Skylight. **Bedroom # 2; 12 X 11' 6" :** with walk-in Closet, Crown Molding, Vaulted Ceiling and Circle Top Window. **Bedroom # 3; 12' X 11' 6" :** has walk-in Closet with ample shelving. Bedrooms # 2 and # 3 have Full Bath nearby with shower and tub combination accessed by adjoining hallway. Home has Tile, Carpet and vinyl flooring throughout. New air conditioning unit in 2014 and new roof in 2011. This home is served with necessary utilities and additionally, natural gas and sewer.

AUCTIONEERS COMMENTS: This residence, built in 1990, as previously mentioned is located in one of the most sought after places to live in Franklin, Kentucky. This area is rich with fabulous homes on large lots overlooking downtown Franklin with great neighbors. This property is located with nearby access to U. S. 31- W, Kentucky 1008 By- Pass being convenient to Downtown Franklin, Woodburn and Bowling Green Ky. as well as a short Interstate 65 drive to Nashville Tennessee. The Kirby family has enjoyed and maintained this home over the years, but Mrs. Kirby is moving to other accommodations, more suitable to her needs. If you are looking for a home and grounds with character located in an established neighborhood, be with us sale day to make this property your home. Real Estate Sells Promptly at 10 a.m. followed by Personal property. **SEE BUDGREENUP.COM FOR PICTURES DIRECTIONS TO SALE:** From Interstate Highway 65 , Exit 6 Take KY Hwy. 100 2 miles to KY 1008 (Franklin By Pass), Turn right on KY 1008 and go 3.1 miles to U.S. 31-W - take left on 31-W and then immediate right onto Patton Road to Widener Circle. From Downtown Franklin, Kentucky at Blacks Used Cars, take Morgantown Road (KY. 73) 2 miles to Patton Road. Turn Right on Patton Road to Widener Circle or Take 31-W north 2 miles to Patton Road, Turn left to Widener Circle.

TERMS: Real estate; 15% Down sale day with balance due on or before April 8th 2016. **REAL ESTATE TAXES:** 2016 taxes prorated from delivery of General Warranty Deed. **PERSONAL PROPERTY:** Cash or good check in full sale day. 6% Kentucky Sales Tax .

EVERYTHING IN SALE INCLUDING REAL ESTATE AND PERSONAL PROPERTY SELLS IN AS IS CONDITION. THIS SALE IS NOT CONTINGENT ON FINANCING. MAKE YOUR FINANCIAL ARRANGEMENTS PRIOR TO BIDDING. ANTIQUES: Rosewood 4 drawer chest (47h x 46w x 22.5 d), pie safe with beautiful tins, cherry cannonball twin beds all in excellent condition, mahogany inlaid corner chair with needlepoint seat, butcher block from Bowling Green Houchens Market, small blind door cabinet with hook latch (31 h x 40 w x 1.5 d) White wicker rocker, white divider screen, Willet cherry coffee table and 2 matching end tables, rectangular mirror, rocker with cane back and seat, corner chair with green upholstered tufted seat, Hand painted dresser, hand painted yellow 2 tiered table, hand painted spindle chair with green upholstered tufted seat and back, hand painted dresser, Glassware including Hiesey (marked and unmarked) juice and wine glasses, Hiesey brides basket, Limoges Hunt Scene china, pheasant serving platter and 3 serving bowls, each with different scene, boars, hares and elk, Haviland Limoges white and gold tea cups and saucers and sugar jar with lid, Nippon lemon press and receiver / pourer, Japan hand-painted ginger jar, (6 pc) hand painted craftsman china - 241 piece Japan tea set, (12) German white scallop edge dessert plates with lavender flowers, (4) etched champagne glasses, cut glass dishes, (2) sets of white fine china with ivy, large set (approx. 70 pc) of ivy Franciscan ware including dinner plates, dessert plates, berry bowls, cups/saucers, serving dishes,, large collection of M.A. Hadley pottery, including dinnerware, serving pieces, decorator pieces, candleholders and more various patterns, German serving bowl, large crock drink dispenser, silver plated meat server, silver plated trays, silver plated serving pieces, various rugs, prints mirrors, lamps, some old books and more. **Other items include:** 3 Section sofa, matching chair and ottoman, upholstered chair and 1/2 and ottoman, burled wardrobe/ entertainment center, rattan upright settee with cushion and pillows (4' h x 4.7' w), (2) matching rattan arm chairs, rolling desk armchair, (2) matching craftsman office armchairs, very large rectangular wood framed mirror, (7' h x 5' w) round Queen Anne footed table, dark wood rectangular dining with leaf (7' l x 43" w), (2) dining armchairs, assorted frame prints old and newer, Christmas décor, Easter décor, white wicker pieces including (2) desks with chairs, chest of drawers, (2) rocking chairs, (3) trunks, stool, shelving unit, floor lamp, white changing table/ shelving unit, Pottery Barn (3) drawer chest, (5' 8"L x 30" w x 30" h), floor lamp, Havertys bedroom wardrobe/ entertainment center, matching dresser with attached mirror in dark mahogany finish, dark red quilted butterfly chair and matching ottoman, also linens, tablecloths, Placemats and napkins, kitchen appliances, Kitchen Aid standing mixer, (white), rice cooker, gadgets and utensils, pots and pans, serving dishes, cookbooks, décor items such as (2) large pottery containers with white and cobalt distressed paint, (6) topiaries, assorted fiction books, by Danielle Steel, John Grisham, James Patterson and others, mostly all hardback, glass vases, crystal vases, decorator bed items and pillows, Christmas dishes, coffee table books. Outdoor Furniture; black wrought iron pedestal table base with glass top and (4) matching chairs, Weber gas grill, (2) scrolled concrete pedestals and thick rectangular beveled glass top, heavy duty utility trailer (bill of sale only) black wicker chairs and ottoman, kids PVC and pre-stained wood swing set, and more.



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