

COURT ORDERED AUCTION

106 BUNNY TRAIL - JAMESTOWN, KY

AT AUCTION

Saturday October 20, 2012 10 a.m.

Selling in 2 parcels with right of combination

**Log Home built in 1960's with (old logs CIRCA 1847), Also Sears-Roebuck Log Home
Detached Garage - Near Lake Cumberland - adjacent to Lake Cumberland Golf Club**

This one of a kind log home is situated on a 1.8 acre +/- wooded lot with 375' frontage on Bunny Trail in an established neighborhood. **FEATURES INCLUDE:** Downstairs: Family Room: 26' 4" x 14' 10" Stone Hearth and Chimney - exposed beams - full bath. **KITCHEN:** 16' 2" x 14' 9" Tile floor - stove counter tops - exposed beams. A SPIRAL STAIRCASE LEADS TO SECOND FLOOR.



MASTER BEDROOM: 19 x 12' 6" carpet, ceiling fan, full bath with garden tub and shower, sliding door to sunroom 19 x 13' 8" with tile floor and sky lights and track lights.

FAMILY ROOM: 17 X 17 - wood floors - stone fireplace.

BEDROOM # 2 : 17 x 15 2 with stove fireplace.

BEDROOM #3-4: 16'9 x 17 with central closet, indirect lighting, full bath with his-hers sinks, tub shower combination.

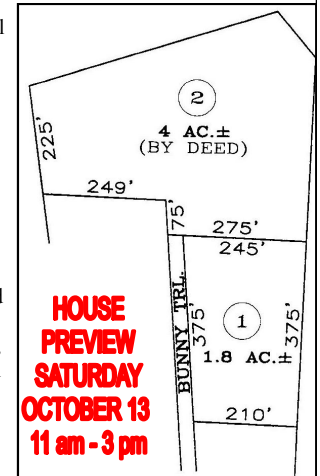
BEDROOM # 5-6: 16'10" x 15 with central closet vaulted ceiling with indirect lighting.

TRACT # 2: 4.00 acres more or less commanded by mother nature with towering trees located at the end of Bunny Trail.

These tracts are located in a desirable location with plenty of privacy on a dead end street. If you are looking for a fabulous log home or just that tract of land you have

always wanted be with us sale day to bid and buy at your price. **AUCTIONEER COMMENTS:** This spectacular home was moved log by log into its present location in the 1960's. It was purchased by the current owners around 1990 in ill repair. What you see today was accomplished by vision and hard work over several years. This home is no doubt one of a kind of a kind with its own personality and character. Your must see the interior to appreciate this accomplishment. Be with us sale day to seize this opportunity. **PERSONAL PROPERTY:** Shop Vacuum, Roman style pedestal, 2 blue hanging baskets, Wooden towel rack with three hearts, Decorator framed print, Wooden knife block, Wooden cook book rack, Hound handled "Pixie" cup, Bookshelf, 6 ladder-back chairs, Telephone, Trash can, Hanging wire basket, 3 tier, "Honey Do" - pottery jar, 2 measuring cups, 1 mixing bowl, Antique coffee grinder on kitchen wall, Flashlight battery/electric, 2- cake pans, Cookie sheets, Cooking pots, Coffee maker, 2- doormats, igloo cooler, hand tools, belt sander, anvil, brown corner shelf, two old wooden barrels, metal utility shelves, ginger beer bottles, 2 master ink bottles, antique electric fan, iron pots, crocks, wooden churn, 2 sets of "dog" irons, poker and fire tongs, braided rug, mirrored candle sconce, trash can, bath robe hanger, ceramic tooth brush and soap holders, Walnut "doored & drawered" jewelry chest, 2 white antique styled telephones, 3 plastic plant stands, octagon fish tank, stand and accessories, rectangular "turtle" tank and accessories, Mr. Coffee, Bakers Rack, plant stand, Yard Birds, metal yard ornaments, vases and flower pots, 2 primitive straw brooms, 35 gallon metal trash can, wooden 2 gallon keg, tin heart punched wall tray, Murray riding mower, 2 push mowers, yard tools, 1 yellow garden cart, wheel barrow, VCR player / recorder, digital clock, black smith tools, wood planner, numerous paperback "Science fiction" books, several gun and/or historical/resource books, cabinet with draws & glass doors, white utility box trailer with shelves, green utility box trailer, 2 ladders, cast iron "Franklin" fireplace type wood stove. **ORDER OF SALE:** Real Estate sells promptly 10am followed by personal property.

EVERYTHING SELLING AS-IS CONDITION. DIRECTIONS: From Jamestown KY Public Square take south Main Street one mile to Little Louisville Road turn left then left onto Bunny Trail. **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 day of sale 6% sales tax. **REAL ESTATE TAXES:** 2012 prorated from delivery of deed. Possession w/deed. Home was built prior to 1978 and may contain lead-base paint. Prospective purchasers will have 10 days prior to sale to inspect and sign inspection waiver date of sale. Check web for more photos:



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

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