

THE VIOLET CANNON ESTATE

2 BEDROOM - 1 BATH RESIDENCE - 1 ACRE

1928 LITTLE BEAVER CREEK ROAD

EDMONSON COUNTY, KENTUCKY

FURNITURE - APPLIANCES - PERSONAL PROPERTY

AT AUCTION

SATURDAY MAY 7, 2016 10:00 A.M.

ABOUT THE HOME: This vinyl sided home built in 1970 has been in the Cannon family since new and the home of Mrs. Cannon for several years.

FEATURES INCLUDE: **Spacious Living Room:** 18' 6" X 11' 6" with carpet, **Kitchen - Dining Room Combination:** 24' X 13 with vinyl flooring, central island, built in dishwasher, double S S sink, and ample cabinetry. Full Bath off central hallway with tub and shower combination.

MASTER BEDROOM: 19 X 11' 7" with ceiling fan and carpet with paneled walls and outside entrance.

BEDROOM #2: 11' 6" X 10 with carpet.

AUCTIONEERS COMMENTS: This home is located in a quiet neighborhood with plenty of shade and room to roam. It is evident that Mrs. Cannon took excellent care of the home. This home

would be desirable for a first time home buyer, newlyweds or just a solid investment for someone wanting a home in the country. This property is convenient to Brownsville, Bowling Green, Smiths Grove and Chalybeate Springs community and just a short drive to Downtown Wingfield and Rural Fire Department. Be with us sale day to purchase this property at your price. **PERSONAL PROPERTY:** clothes washer and clothes dryer, chest type freezer, sewing cabinet, round formica top dining table with 4 chairs, coffee maker, microwave, toaster, bread maker, crock pot, pressure cooker, George Foreman grill, round dining table with 6 chairs, china cabinet, king bedroom suite, Zenith T. V., VCR, Insignia T. V. (32"), cabinet style record player, small record player, half bed, invalid equipment, vacuum, dresser, Blue-Green sewing machine, (strait stitch) ironing board, Singer portable sewing machine (nearly new) table lamps, 3 recliners, lift chair, couch, C.D. player, book shelves, Belmont Barber Chair, 2 wood rockers, wood porch swing, revere ware, Corning bake ware, skillets and pots and pans, food chopper, stoneware pitcher, electric mixer, copper tea pot, porcelain roasting pot and cooking pot, and much more. **SCHOOLS:** South Edmonson Elementary, Brownsville Middle and Edmonson County High. **TERMS:** Real estate; 15% non-refundable deposit day of sale, balance with deed on or before 30 days. 7% Buyers premium added to final bid to establish contract price. **POSSESSION:** With deed. **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 unless you have a tax exempt number day of sale.

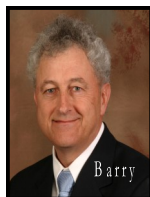
DIRECTIONS TO SALE: From Brownsville, Ky. take Kentucky Highway 101 south

4.8 miles to Ky. Highway 743, turn right and go 4.9 miles to Ky. Highway 1749, Turn right and go 0.5 miles and bear left onto Little Beaver Creek Road to sale or From Bowling Green, Kentucky and Interstate Highway 65 Exit 28 Take U.S. Highway 31-North 5.7 miles to Ky. Highway 743, turn left and go 4 miles to Ky. Highway 1749, turn left and go 0.5 miles to Little Beaver Creek Road. Auction Banners Posted. **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.**

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