

**REAL ESTATE
AUCTION
SATURDAY JULY 22, 2023
10:00 AM RAIN OR SHINE**

At the home of Arlene and the late Allen Mathis 11668 St Rt 339 N. Melber, KY 42069.
Just across from Melber Fire Department. LOCATION LOCATION LOCATION. Just 8 miles South of Lone Oak.

REAL ESTATE – TOYOTA SUV – POLARIS RANGER – TRACTOR – PERSONAL PROP.

REAL ESTATE- TRACT 1- Wonderfully maintained and stunning 1 Story, plus upstairs bonus area, 4 Bedroom, 3 ½ bath, vinyl siding home. Main level has 3 bedrooms, 2 ½ baths, formal living room, formal dining room, family room w/gas log fireplace, kitchen w/breakfast area and utility. This home has high ceilings, hardwood floors, tile, security system. Upstairs bonus area has 1 bedroom, 1 full bath, very large walk in attic. 2 car attached garage, central heat and air, approx. 2,600 square feet livable and approx. 3,100 square feet over all. Personal property to convey with home dishwasher, stove, microwave, refrigerator and a 1000 gal. propane tank. White vinyl fence, mature shade, 24' X 24' 2 car unattached garage, work shop garage, concrete drive, under ground storm shelter, 2 bay roofed shed for tractor or camper, sitting on 1.64 acres.

TRACT 2- Approx. 10 acres planted in corn. This 10 acres has many possibilities.

NOTE- You may view this property anytime before auction date by contacting selling agent at 270 674-5523 or 270 970-5771 or attend our OPEN HOUSE on Monday July 17th from 5:00 – 7:00 PM.

This property will be offered in each tract and combination. Property will be offered at 12 Noon.

BUYER'S PREMIUM- A 10% buyers premium will be added to final bid or bids and included in the sale price.

TERMS- 10% down day of auction cash balance with passing of deed within 30 days. Possession with deed on Tract 1 and possession of Tract 2 after crop is harvested.

TOYOTA HIGHLANDER- 2015 Highlander XLE with 25,845 miles, white, leather, 3 row, heated seats, NICE.

POLARIS RANGER- 2014 800 EFI, green, windshield, with 2,119 miles.

TRACTOR- John Deere 855, w/3ph hitch and a 72" belly mower, John Deere X320 riding mower.

FURNITURE- Couch w/duel recliners, dining table w/6 chairs, china cabinet, curio cabinet, side chairs, end table, lamp tables, coffee table, odd china cabinet, Howard Miller Grandfather clock, dressing mirror, 5 piece queen bedroom suite, odd ½ bed, glass front book case, large computer desk, knee hole desk, 2 drawer wood filing cabinet, 2 piece bedroom suite, large pictures and lamps.

GLASSWARE- 92 pieces of Pfaltzgraff dishes, several pieces of Creative fine china, pink depression, Wexford, pink boot and bird, Pyrex bowls, Fire King dishes, pitcher w/6 glasses, cookie jars, Corelle dishes, compotes and much more.

TRAILER & TOOLS- 4'X8' tilt trailer, 1000 gal. propane tank, hydraulic lawn mower lift, Murray push mower, Milwaukee drill, Craftsman 4hp 25 gal. air compressor, Homelite chainsaw, Craftsman gas blower, Craftsman hedge trimmer, vise, Schauer battery charger, hand and garden tools.

TERMS ON PERSONAL PROPERTY- Cash or check day of auction.

Refreshments available

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www.wilkersonauctions.com