



# ABSOLUTE ESTATE AUCTION



**Saturday August 7, at 9:00am**

**For the Estate of the Late Shirley Smith**

**Lake House with Extra Lot~Antiques, Personal & Glassware**

**Located at 312 Beauchamp Blvd., Somerset, KY.**

WE HAVE BEEN COMMISSIONED BY THE HEIRS OF THIS ESTATE TO SELL ON THE ABOVE TIME AND DATE THE FOLLOWING:

DIRECTIONS FROM SOMERSET, KY: Take Hwy 27 South and turn right on Beauchamp Blvd just before Pitman Creek bridge. **WATCH FOR AUCTION SIGNS!**

**PLEASE NOTE: This sale begins at 9 am with glassware and the Real Estate selling at 10 am.**

Ms. Smith was a retired educator with the Somerset City Schools, a lifelong Somerset resident, the granddaughter of the late Beecher Smith and Rev Lee Davis Fisher; this estate sale has items handed down from both sides of her family. Her heirs have chosen to dispose of the Real Estate and Personal by Auction. This is an absolute auction with all items going to the high bidder.



**TRACT 1:** HOUSE ½ ACRE BEING LOTS 31-32-33 with 150' ROAD FRONTAGE WITH 150' CORP LINE ON A BLACKTOP COUNTY ROAD WITH CITY WATER. THIS OLDER LAKE HOME WITH WOOD FLOORING, TONGUE GROOVED PINE PANELING, LARGE SCREENED AND GLASS PATIO WITH WOOD FLOORING OVERLOOKING THE LAKE; HAS A WALKOUT BASEMENT. HOME HAS FUEL OIL HEAT AND WINDOW AC. THE HOME HAS 2 BEDROOMS AND 2 BATHS; LARGE LIVING ROOM WITH FIREPLACE; EATIN KITCHEN WITH PINE CABINETS; OFFICE/DEN AND LARGE SCREENED IN PORCH UPSTAIRS: DOWNSTAIRS IS WALKOUT WITH 2 ROOMS AND A HALF BATH AND LARGE CARPORT UNDERNEATH DECK. HAS LARGE PAVED DRIVEWAY, PLENT OF SHADE AND LANDSCAPING.

**TRACT 2:** ½ ACRE BEING LOTS 28-29-30 with 150' ROAD FRONTAGE WITH 150' CORP LINE AND BLACKTOP COUNTY ROAD WITH CITY WATER. GREAT HOME SITE JUST 3/10 MILE FROM Hwy 27. CLOSE TO BURNSIDE MARINA!



**PERSONAL PROPERTY TO BE SOLD** ▶ LARGE OLDER CHERRY SECRETARY (excellent condition) ▶ SNAPPER MOWER 12 HP 30" CUT ▶ LARGE GOLD MIRROR ▶ 3 COUCHES ▶ ODD CHAIRS ▶ BLUE RECLINER ▶ BROWN RECLINER ▶ MANY OLDER PICTURES and PRINTS ▶ LARGE SUPPLY OF OLDER, COLLECTABLE GLASSWARE ▶ FLOOR MODEL TV ▶ COFFEE AND END TABLES ▶ OLD WHITE VANITY DRESSER ▶ 3 PC MAPLE BR SUITE ▶ SEVERAL ODD LAMPS ▶ MAGNAVOX 15" TV ▶ CERAMIC ROOM HEATER ▶ OLD CHERRY DRESSER (nice) ▶ CHERRY SPINDLE POST BED ▶ KENMORE DRYER ▶ MAYTAG WASHER ▶ ODLER CHESTS and DRESSERS ▶ METAL PORCH GLIDER ▶ FA50 SUZUKI MOPED ▶ PLATFORM ROCKER ▶ ROLLER WALKER ▶ CUCKOO CLOCK from SWITZERLAND ▶ SEVERAL SILVER ITEMS ▶ OLDER DESK and CHAIR ▶ SMALLER BOOKCASES ▶ OLD QUEEN ANNE CHAIR ▶ OLDER IRON GLASS TOP KITCHEN TABLE and CHAIRS ▶ OLD TRUNK ▶ MAGIC CHEF REFRIGERATOR AND FREEZER ▶ OLDER WHITE 2 PC BR SUITE ▶ BOXES OF KITCHEN ITEMS ▶ ANTIQUE WHITE CHEST with LEGS ▶ AND MANY, MANY MORE UNIQUE ITEMS TOO NUMEROUS TO MENTION IN THIS SPACE!!



**AUCTIONEERS NOTE\*\*** IF YOU HAVE BEEN LOOKING FOR A HOME WITH A VIEW OF THE LAKE, A NICE LARGE LAKE LOT TO BUILD ON OR ANY OF THE ABOVE MENTIONED PERSONAL PROPERTY, BE SURE AND ATTEND THIS AUCTION. COME PREPARED TO BID & BUY!  
**TERMS\*\*** 20% DOWN ON REAL ESTATE DAY OF AUCTION. BUYERS MUST PAY BALANCE ON OR BEFORE 30 DAYS. POSSESSION ON OR BEFORE 30 DAYS. 2010 TAXES PAID BY PURCHASERS. CASH, APPROVED CHECK BY AUCTION FIRM OR CREDIT CARD FOR PERSONAL PROPERTY. POSSESSION WITH PAYMENT OF ITEMS  
**\*\*NOTE\*\*** A 6% BUYERS PREMIUM WILL BE CHARGED ON ALL REAL ESTATE SOLD AND A 10% BUYERS PREMIUM WILL BE CHARGED ON PERSONAL PROPERTY SOLD TO DETERMINE THE FINAL SALES PRICE.  
**\*\*AUCTIONEERS/BROKER DISCLAIMER\*\***THE INFORMATION CONTAINED IN THIS ADVERTISEMENT IS SUBJECT TO THE INSPECTION AND VERIFICATION OF ALL PARTIES RELYING ON IT. NO GUARANTEE, EXPRESSED OR IMPLIED IS GIVEN OF THE INFORMATION CONTAINED IN THIS ADVERTISEMENT. NO LIABILITY FOR ITS ACCURACY, ERROR OR OMISSIONS IS ASSUMED BY THE OWNERS OR THEIR AGENTS. BUYERS SHALL RELY ON THEIR JUDGEMENT AND INSPECTION. PROPERTY SELLING "AS-IS-WHERE-IS" WITH NO WARRANTIES EITHER EXPRESSED OR IMPLIED AND WITH ALL FAULTS. ANNOUNCEMENTS DAY OF AUCTION TAKE PRECEDENCE OVER ANY WRITTEN MATERIAL OR ORAL STATEMENTS.

**RICK BARKER - PRINCIPAL AUCTIONEER**

**SAMUEL RAY GODBY-Auctioneer GARY GODBY-Auctioneer JULIE HAMILTON- Auctioneer  
GARY EDWARDS-Auctioneer WILLARD BULLOCK- Auctioneer TONY SAYLOR- Apprentice Auctioneer  
PEGGY TUCKER, AMY TUCKER, CONNIE DENHAM, DEBBIE ROGERS Clerks/Cashiers**