

SELLING AT ABSOLUTE AUCTION

Saturday, July 13th, Starting At 10:00 A.M.

“The Martha Stephens Estate” 3336 St Rt 780, Clinton, Kentucky

From The South Edge Of Clinton At The John Deere Store, Take Martin Road South 1.2 Miles
The Property Is At The Corner Of Martin Road And Hwy 780

14 Beautiful Acres In 3 Tracts



**Real Estate Sells First At
10:00 A.M.
At ABSOLUTE AUCTION
jamesrcash.com For More Pictures**



**A Wonderful Setting
Buy An Individual Tract,
Combination Of Tracts Or Buy It All!!
Homesites · Road Frontage
Hickman County MINI FARM
Tract 1 - 2.95 Acres
With A Nice 36x53 Barn
Tract 2 - 2.36 Acres
With Mrs. Stephens Home
Tracts 3 - 8.69 Beautiful Acres**

**Well Maintained - Spacious Brick Home
Situated On 2.36 Acres
3 Or 4 Bedrooms · 2.5 Baths
Open Living Room/Dining Room
Family Room With Fireplace
Convenient Kitchen - Laundry Room
Replacement Windows
Central Heat & Air - Basement
Great Garage - Enjoyable Deck
20x30 Workshop Garage w/Porch
Plus A Great Yard!**

**Shown By Appointment
Call Cash Auction For An Appointment**

Selling With A New Survey!

Real Estate Purchase Terms

**10% Earnest Money Deposit Down Auction Day, Balance In 30 Days
No Buyers's Premium - Seller Pays All Of The 2019 Property Tax
No Portion Of The 2019 Crop Income Shall Go To The Buyer**

JAMES R. CASH
The AUCTIONEER & REAL ESTATE BROKER
270-623-8466 – jamesrcash.com - Fancy Farm, KY
“THE SELLING MACHINE”

Each Potential Bidder Is Responsible For Conducting His Or Her Own Independent Inspections, Investigations, Inquires, And Due Diligence Concerning The Property. Lead Paint Could Be Present In Any Home Built Prior To 1978. Make Your Inspection Before July 13th, 2019. Buyer Will Be Required To Sign A Disclosure Statement Of Lead Based Hazards Along With A Waiver Of A 10 Day Post Sale Inspection. Although All Information In All Advertisements Is Obtained From Sources Deemed Reliable, The Auctioneer, Real Estate Broker And Sellers Make No Warranty Or Guarantee Actual Or Implied As To The Accuracy Of The Information. It Is For This Reason That The Prospective Buyers Should Avail Themselves The Opportunity To Make Inspection Prior To The Auction. All Announcements Day Of Sale Take Precedence Over All Advertisements.

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Starting After The Real Estate Highlights: *Antiques - Collectibles - Items From The Home & Barn*

Antique Round Oak Table With Leaves • 6 Chairs • Buffet • Oak Curved Glass China Cabinet • Oak Dresser • Oak Washstand Dresser • Cherry Corner Curio Cabinet • Library Table • Treddle Sewing Machine • Old Toys - Depression Era Glassware • Pressed Glass • Costume Jewelry • Rogers Flatware • Memorabilia • Unique Wood Bins • Antique Bed • Quilts And More!!

Modern Items - Sofa, Loveseat • End Tables • Coffee Table • Accent Tables • Side Chairs • Lift Recliners • Nice Chest Freezer • Whirlpool Washer & Dryer • Whirlpool Refrigerator • LG 43” Flat Screen TV • TV Stand • Linens • Kitchen & Household Miscellaneous • Pots, Pans • Lamps • Rockers • Prints • Mirrors • Twin Maple Bed, Nightstand, Dresser • King Size Bookcase Maple Bed, Dresser • Electric Sewing Machine •

Many Box Full Lots Of Great Items! **From The Yard** .. Yard & Porch Furniture

• Yard Tools • Hand Tools • Horse Drawn Items • # 3 Dinner Bell • 10 Gallon Milk Cans And More!

Complete Settlement Day Of Sale!

