HOUSE & ACREAGE

TRACTOR & FARM EQUIPMENT

2475 HOLLAND ROAD • SCOTTSVILLE, KENTUCKY

ESTATE AUCTION

ALL DAY SALE

E-Z TERMS

7.39 ACRES / 2 TRACTS • 454' ROAD FRONTAGE • OPEN PASTURELAND
4 BR / 2 BATH STONE HOUSE w/FULL BASEMENT & COVERED CARPORT
DETACHED GARAGE • PAVED DRIVEWAY • BARN • CITY WATER • C/H/A
MANTLE CLOCK • OIL LAMP • CAST IRON • ROSEVILLE POTTERY
COFFEE GRINDER • OAK WASH STAND • MARBLE TOP DRESSER
U-SAVE-IT JARS • FIRE KING
NEW HOLLAND TL-100 TRACTOR • FORD 4000 TRACTOR • 3208 BUSHHOG
KEIFER ALUMINUM CATTLE TRAILER • DISC MOWER • HAY RAKE • HAY TEDDER
PLUS OTHER ANTIQUES, GLASSWARE, FURNITURE AND FARM EQUIPMENT

MR. JIMMY AND MS. CONNIE POLSTON ESTATE





SATURDAY, NOV. 7

9:00 A.M.

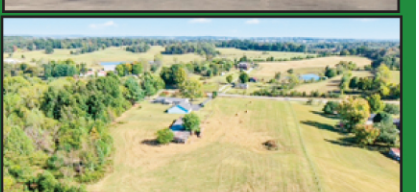
(REAL ESTATE TO SELL AT 10 A.M.)

LOCATION: 2475 HOLLAND ROAD
SCOTTSVILLE, KY 42164

DIRECTIONS FROM SCOTTSVILLE: Travel Hwy. 100 (Holland Road) to property and sale site @ 2475 Holland Road (signs posted).







Better Homes and Gardens® REAL ESTATE

BEN BRAY & ASSOCIATES

AUCTIONS & PRIVATE SALES

672 Hwy. 52 By-Pass W. • Lafayette, TN 37083
Phone (615) 666-2232
BEN BRAY, AUCTIONEER - Lic. #4817, Broker Lic. #262922
Auction Firm Lic. #194 • Real Estate Lic. #250140
Ky. Lic. #7189 • Ky. Real Estate Lic. #24023

www.benbrayrealestate.com

AGENTS:

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Tim Johns	615-655-2761
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David Painter	615-888-6786
Stacey Brawner	615-388-5595
Necia Borders	615-633-8906
Devon Bray	615-476-9232
Nicole Miller	937-750-2161
Katie Jones	270-618-1617
Katie Blankenship	615-388-3224
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Cameron Roberts	615-388-5576
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Landon Colter	615-633-5378
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Blaine Higgins	615-561-8567
Greg Russell	615-655-4368
Trevor Swindle	615-670-4724
Bryce Nichols	615-670-8525
Jerry Henderson	615-388-6279
Kailyn Thompson	615-670-2854

REAL ESTATE: Ladies and gentlemen listen up....the Ben Bray Auction team is extremely excited to be offering a portion of the Estate Property of Mr. Jimmy and Ms. Connie Polston @ Public Auction. The Polston homeplace located @ 2475 Holland Road consists of a spacious "user friendly" 1-owner home w/full basement plus covered carport, patio and porch. The meticulously maintained home plus a detached garage and barn all positioned on 7.39 "newly" surveyed acres that fronts Holland Road over 450'. This choice property has been surveyed, platted and staked to be SOLD in (2) Tracts.

TRACT #1: 1.94 acres fronting Holland Road 211.85'. This tract being the "House Tract" is improved with a 1-owner stone house with basement, covered carport, patio and porch. This home was built in and around 1979 and contains approx. 2388 sq. ft. of living area on the main level. That main level area is comprised of 4 bedrooms / 2 baths, living room, kitchen, dining room, den w/fireplace and utility room / office area. The basement level consists of a 2-car garage pull-in plus additional living space that is perfect for a large family or entertaining friends. This home is equipped with city water and C/H/A plus the built-in appliances (oven, cooktop and dishwasher) remain. Ladies and gentlemen, this spacious home offers nearly 5000 sq. ft. under roof. Other improvements include a detached garage (34x50) and a paved driveway plus some shade trees dotting the country side....A place anyone would be proud to call home.

TRACT #2: 5.45 acres fronting Holland Road 242.86'. This tract having a level to gently rolling terrain plus being mostly open and in grass w/some trees along the outside perimeter. This tract does have city water available and offers a beautiful homesite!

TRACTORS • FARM EQUIPMENT: – New Holland TL-100 tractor w/cab and New Holland loader (bucket & spear); 95 hp, hyd. shuttle trans. (24 spd.), 540 PTO, 3 sets remote hyd., 3 pt. hitch, 2000 hours. This is a nice shed kept tractor.

– Ford 4000 tractor w/2 post canopy; 57 hp, 4 spd. tranny w/hi-low, 540 PTO, 3 pt. hitch, 1-set remote hyd., 722 actual hours.
– 1998 Keifer alum. gooseneck trailer (20x6.6), 14k GVW, new tires, super clean trailer
– 3208 Bush Hog Brand bush hog (HD-pull type), 8'
– King Kutter 7' bush hog (pull type)
– New Idea 5407 (7') disc mower
– New Holland 256 dolly rake
– Tonutti GT500 4 basket hay tedder
– Tufline GB4-96 (8') grader blade
– Hay fork
– Kory gravity wagon w/John Deere running gear
– 9' cultipacker
– Creep feeder
– Farm gates
– Hand fuel pump
– Chain link dog kennel

GLASSWARE • COLLECTABLES: Roseville pottery, crock pitcher, McCoy bowl, Longaberger pottery, cast iron skillets, cast iron dutch oven, cast iron kettle, cast iron bean pot, enamelware, graniteware, shoe last, coffee grinder, Hesston for belt buckles, oil lamp, mantle clock, U-save-it jars (quart, ½ gal. pitcher), vintage toys, vintage ice box, zinc jar lids, sausage grinder, vintage picture frames, lots of vintage glassware, milk glass, Fire King, lots of Princess House, figurines, Japan teapot, Ruby Red glassware, Peach Luster glassware, Wexford glass, cut glass & pattern glass, egg plate, carnival glass vase, Home Laughlin china, crystal wedding dish, flower vases, plates & platters, stoneware, Christmas dishes, water pitcher, Pyrex.















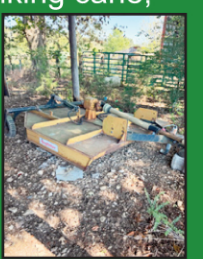

FURNITURE: Oak wash stand, maple tables (buffet, coffee table and end tables), oak table & 6 chairs, oak TV stand, roll top desk, sofa table, marble top plant stands, tin door cabinet, marble top dresser, marble top window table, wicker sofa, cane bottom chair, iron bed, vintage rockers, brass bed, machine cabinet, wicker settee, lounge chair, lawn chair.




TOOLS • MISC. HARDWARE: Hammers, mechanic tools, garden cart, chain saw, fence charger, black plastic, bench grinder, trouble light, chains, weed eater supplies, elec. weed eater, hedge trimmer, asphalt shingles & paper, receiver hitch, drop cords, fencing supplies, tractor funnel, pipe wrench, tool box, alum. ramps, power tools, PTO pump, air tool accessory kit, drill bits, misc. hardware, garden tools, air tank, 2 wheel dolly, mechanic stool, Craftsman creeper, garden sprayer, gate hinges, spot sprayer, wheel barrow, gas cans, landscaping pipe, plastic tarp.

HOUSEHOLD GOODS: Picture frames, pictures & prints, Corningware, cookware, lots of Pampered Chef, microwave, cake pans, cookie tins, home interior, kitchen utensils, Christmas & holiday decor, kitchen linens, Moorehead prints & others, electric lamps, Rainbow vacuum cleaner, afghan, heated blanket, desk lamp, telephone, bed linens, VCR, filing cabinet, chest freezer, Hoover vacuum, fireplace set, box fan, magazine rack, pressure cooker, food saver, Kirby vacuum, small kitchen appliances, electric heater.

PERSONAL PROPERTY: Table top grill, Stanley thermos, cleaning supplies, yard sticks, walking cane, baskets, flash lights, westerns & other movies, cookbooks, Compaq computer system, HP hard drive & printer, medical equipment (walker, shower seat, potty chair), luggage, leather travel bag, shop vac, paper shredder, ammo box, Murray bicycles, jars, Cobra CB radio, bird house, Coleman cooler, license plates, pop-up canopy plus much more...

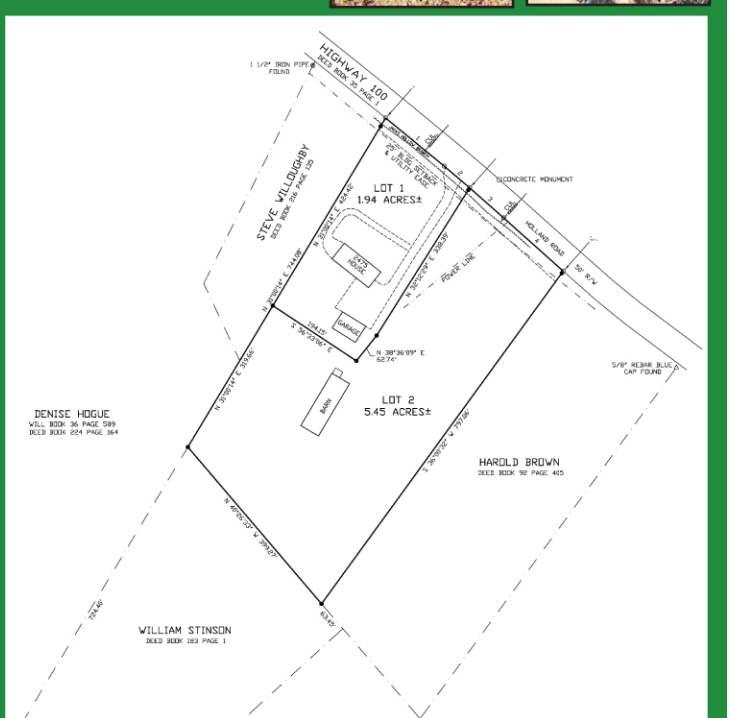



SELLER: Mr. Jimmy and Ms. Connie Polston Estate.

AUCTION AGENT: Ben Bray 615-666-2232.

TERMS: Real Estate - 10% (non-refundable) deposit down day of sale or Macon Bank & Trust is offering non-qualifying bank terms on Tract #2 by paying a total of 20% down and financing the remaining 80% payable monthly @ 9¼% locked for 36 months and amortized up to a 10 to 15 year repayment plan depending on the amount of your purchase. Questions on bank terms call Macon Bank & Trust @ 615-666-2121. Personal Property - Cash or good check (positive ID required).

BUYERS PREMIUM: 7% Buyers Premium added to bid price to establish purchase price.



LEAD BASE PAINT DISCLOSURE: The home was constructed before 1978. Any bidder will be permitted during the 10 days prior to the sale to conduct a lead based paint test. Buyer will be required to sign a waiver the day of sale.

Information in this ad is believed to be correct but not warranted. Any announcement made day of sale takes precedence over all other advertising.

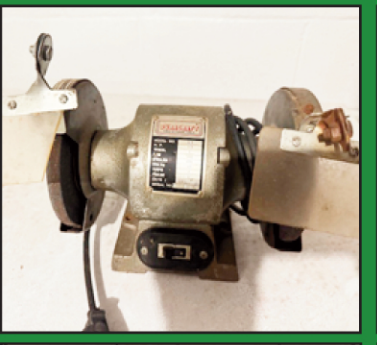















Pampered Chef

THE PAMPERED CHEF, LTD.®
Stoneware Baking Bowl
FAMILY HERITAGE™ COLLECTION







