

**3100+ SQ. FT. BRICK RANCH HOME  
 10.73 ACRES SELLING IN TWO TRACTS  
 FIVE BEDROOMS - FOUR BATHS  
 TWO CAR ATTACHED GARAGE - INGROUND POOL**



# ONLINE AUCTION ONLY

**LOCATION: 753 SOUTH MAIN STREET, TOMPKINSVILLE, KY 42167**

**BIDDING BEGINS:**

**MONDAY**

**MAR. 31ST @ 10AM**

**BIDDING WILL BEGIN TO CLOSE:**

**APR**

**THURSDAY**

**10<sup>TH</sup>  
 2025  
 5:30 P.M.**

Read all terms before bidding

**EXTENDED BIDDING:**

This is a timed auction. If a bid is placed in the last two minutes the auction will automatically extend for an additional two minutes.

**VIEWING:**

Saturday, March 29th from  
 1:00 PM until 3:00 PM

**REAL ESTATE:**

**TRACT ONE:** 4.12 Acres featuring a Ranch Home with over 3100 sq. ft., five bedrooms, and 4 baths. This beautiful home also features a nice size kitchen, study, den, living room, inground pool, two car garage, and long blacktop drive fronting Gamaliel Road.

**TRACT TWO:** 6.61 Acres that lays well and has lots of road frontage from Cemetery Road, Tompkinsville, KY

**TERMS & CONDITIONS:**

10% Down to be paid on Friday, April 11th at the Mills Real Estate Office at 203 Fountain Run Road, Gamaliel, KY. Real Estate selling as is where is both surface and subsurface and is selling by the deed. Buyer will be required to sign a lead base paint waiver prior to signing purchase contract.

**POSSESSION:**

**DAY OF CLOSING**

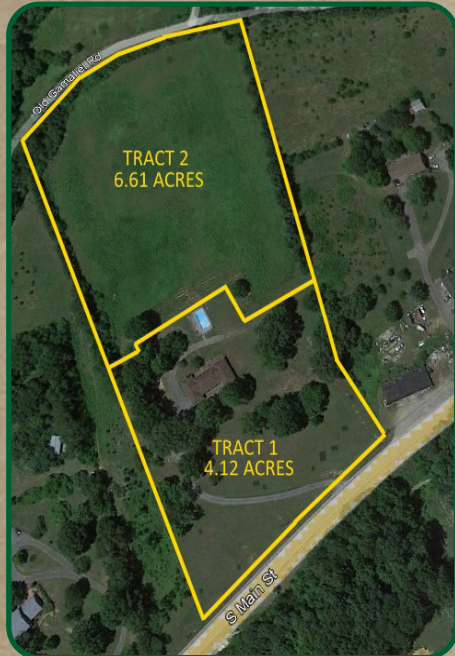
**ATTENTION:**

There will be a 10% Buyer's Premium applied to the final bid to determine final contract price.

FOR MORE AUCTIONEER CALL  
 JOE MURPHY 270-427-8364  
 OR LISTING AGENT BOBBY LANE  
 270-427-6325



**CHECK OUT INTERIOR PICTURES ON OUR WEBSITE!  
 WWW.RSMILLSAUCTION.COM**



**VISIT OUR WEBSITE TO REGISTER WITH CREDIT CARD TO BID AT WWW.RSMILLSAUCTIONS.COM**



**JOE MURPHY TEAM  
 270-457-4776**

JOE MURPHY - JEFF GERALDS - SARA LEFTWICH  
 Apprentice Auctioneer

203 FOUNTAIN RUN ROAD • GAMALIEL, KY 42140



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TN FIRM #4399