

Absolute Estate AUCTION

House, Lot, Antiques, Collectibles & Personal Property
Saturday, August 6th, 2016, 10:30 a.m.

Address:

**414 Brookview Place, Danville KY, 40422
(Streamland Subdivision)**

Directions: Take Hwy # 33 out of Danville towards Burgin. Turn left onto Springhill, heading into Streamland Subdivision. At the top of the hill by the Streamland pool, bear right in the curve. Head down the hill and turn right at the 1st cul-de-sac. Brookview Place and the house is on the right. **Signs will be posted.**



We have been authorized by the Executor of the late Shirley Bryant to sell at Absolute Auction and to the "highest bidder" this very spacious 1½ story brick home consisting of 3 bedrooms (1 on the main floor), 2 full baths, extra-large great room, 2 fireplaces (1 country hearth style fireplace), very large kitchen with dining area, and a partial basement with garage door. Other amenities include: central heat and air (heat pump), newer roof, nice concrete patio, extra large deck, and a large lot with lots of privacy in the back yard. House is on KU electric, city water and sewer.

Auctioneers note: Not often do you have the opportunity to buy at your price a home like this one, at such a great location. The home is in the Boyle county school district and you can easily walk to the pool. Come on out and take a look. This would make someone a great family home. Remember the "highest bidder" wins at this sale.

**Auction preview date will be on Sunday, July 24th at 1pm.
(agents will be on site to assist you in the viewing of the property.)**

Immediately following the sale of the real estate, we will sell the following:

Antiques and furniture: Mantle mirror, recliner with electric lift, wingback couch w/ claw feet, 3 ladder back chairs, very old set of stand up scales, Rayo lamp, lots of ironware (large bean pot, several iron skillet, muffin irons, pot with lid, and a Dutch oven). Several floor lamps, 2 recliners, Hotpoint washer and dryer (like new), many fireplace pieces, yard art. **Glassware and misc.:** Numerous pieces of glassware including: Nippon, Blue Willow, Milk glass, Germany and Italy pieces, beautiful pressed glass (some with tops), Pink Depression glass, salt cellars, butter molds, copper teapot, McCoy pieces, Moss Rose china, silver serving pieces, glass baby bottles, cake stand, water pitcher w/ glasses, wine glasses, hand painted china pieces, Avon bottles, Vernon Kilns dishes, green glassware, 6-place china set, fruit jars, old shoeshine kit, old wicker sewing basket, china pieces for dressers, nut cracker, sausage grinder, many oil lamps, several cookie jars, brass school bells with wood handles, 6-place Woods & Sons limited English china (1919), humidifier, lots and lots of bric-a-brac, several old collectable dolls, and many more items too numerous to mention.

Terms: Real Estate- 10% down day of sale, balance due on or before 30 days with possession. 2016 property taxes prorated date of deed. Property sold "as is" no warranties implied or expressed. There will be a 10% buyer's premium added to the final bid to determine the final sale price of the home.

Personal property: Cash or check day of sale. 6% Ky. sales tax will be collected, a 10% buyer's premium will be added to each ticket written to determine the final sale price.

Lead base: All potential bidders on home have until the day before the sale to have any and all inspections completed. Successful bidder shall sign a waiver day of sale.

Note: Announcements made day of sale takes precedence over written material. There will also be restrooms available sale day.

Contact information: To preview property privately or for any questions, call Betsy Wilson/Broker at 859-326-7610 or Tony Wilson Realtor /Auctioneer at 859-326-2121, or visit our website: www.danvillekyrealty.com for more pictures and a printable flyer.



**WILSON REALTY
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