

9.779 ACRES OFFERED IN 5 TRACTS AND COMBINATIONS



AUCTION

SATURDAY, AUGUST 1ST 10:00 AM

EDMONTON KENTUCKY

608 WEST STOCKTON STREET ▪ 6.421 ACRES LAND TRACT
102 GRIDER STREET ▪ 106 GRIDER STREET ▪ 108 GRIDER STREET

REAL ESTATE OPEN HOUSE

Tuesday, July 21st 4:00-6:00 PM

TERMS Real Estate: 10% non-refundable down payment sale day; balance due within 30 days. 2020 taxes prorated at closing. Possession with deed. 7% buyer's premium will apply. Real estate is selling "AS-IS, WHERE-IS" & subject to all easements & restrictions, recorded or unrecorded. Homes were built prior to 1978; lead paint may be present. Buyer will be required to sign a waiver of any post-sale inspection rights sale day. **Personal Property:** Selling "AS-IS", complete payment sale day, cash or check. No buyer's premium; KY sales tax will apply. Tax exempt buyers must provide certificate of exemption at registration. Announcements sale day supersede all advertising.

SELLER Linda Grider

WWW.CHELFAUCTION.COM ▪ 1-270-791-5021



713 Sturbridge Ct.
Bowling Green, KY 42103

WWW.CHELFAUCTION.COM ▪ 1-270-791-5021

REAL ESTATE & PERSONAL PROPERTY

AT AUCTION

9.779 ACRES OFFERED IN 5 TRACTS & COMBINATIONS

417' Road Frontage West Stockton St *NEW SURVEY* 1,066' Road Frontage Grider St

SATURDAY, AUGUST 1st 10:00 AM



608 WEST STOCKTON STREET EDMONTON KY

Spacious 10 Room, 2-Story Home with 5-Bedrooms, 2 1/2 Baths

& Detached 5-Bay Garage

Plus 3 Homes on Lots fronting Grider Street

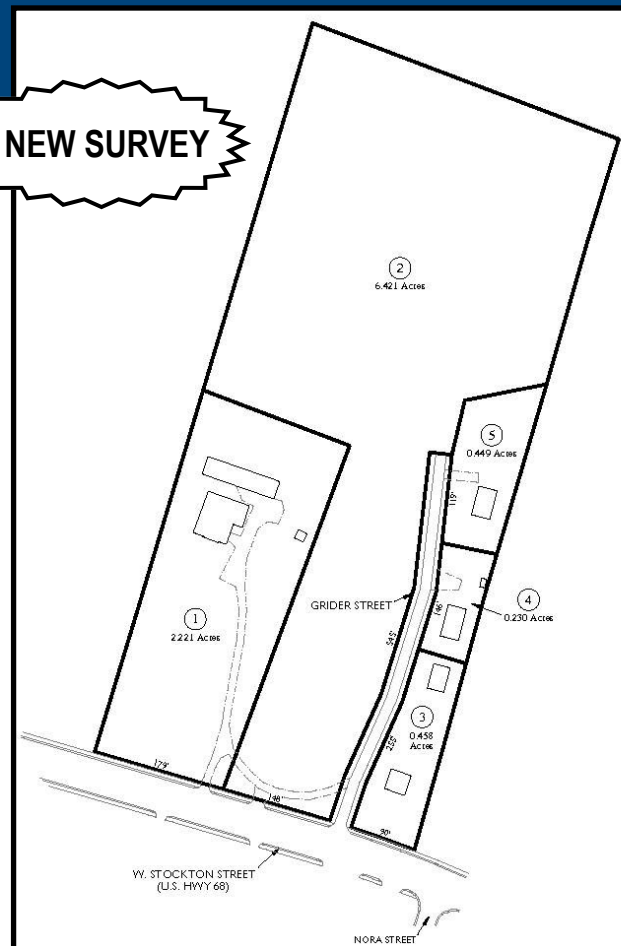
6.421 Acre Land Tract fronting West Stockton & Grider Streets

Antiques ▪ Furniture ▪ Collectibles ▪ Glassware ▪ Quilts

Tools ▪ Appliances ▪ Personal Property



NEW SURVEY



TRACT # 1 — 2.221 ACRES

**608 West Stockton Street, The “Grider Residence”
179’ road frontage West Stockton St**

The spacious, vinyl-sided home includes wraparound porches, a walkout basement, & a metal roof. The first-floor highlights a large, open living area with a modern kitchen, custom Oak cabinets and appliances, built-in corner cupboard, dining area with hardwood floors & comfortable sitting area. Additional first floor features include a living room, 3 bedrooms, second kitchen, full bath with double vanity, half-bath, & utility room/pantry. A wide staircase leads to a sitting area with hardwood flooring that accesses 2 carpeted bedrooms, bonus room with French doors opening to a covered balcony, and second full bath. The home has central heat & air, window air conditioners, and a wood burning stove. Improvements include a 100’ x 20’ garage with 3 overhead doors, 2 open bays, metal siding & roof, & gazebo.

TRACT #2 — 6.421 ACRES

148’ road frontage West Stockton Street, 545’ road frontage Grider Street

This unimproved acreage tract has unlimited potential, commercial or residential, with several desirable building sites. Open grassland on the front & mostly wooded at the rear. City utilities available & approved entrance on W. Stockton.

TRACT #3 — 0.458 ACRES

102 Grider Street, 90’ road frontage W. Stockton St, 255’ road frontage Grider St

Improvements include two frame houses in need of repair or replacement. A good elevated site ideal for a new home with city utilities.



TRACT #5 — 0.449 ACRES

108 Grider Street, 119’ road frontage Grider St

6-room frame residence with vinyl siding & metal roof on city water and sewer. Income potential.

TRACT #4 — 0.230 ACRES

106 Grider Street, 146’ road frontage Grider St

6-room frame residence with metal roof on city water and sewer. An affordable income producing property currently rented.



BUYERS NOTE The real estate will be offered in 5 individual tracts with the right to combine tracts, and purchase the property in its entirety. The real estate will sell promptly at 10:00 AM followed by the personal property. The home is available for inspection any time prior to the auction. Call the Auctioneer to schedule an appointment.

PERSONAL PROPERTY

- 3 Pc Living room suite: sofa, love seat, chair
- 4 Matching Oak tables: (PR) glass-top end tables, coffee table, console table
- Oak entertainment center
- 5 Table lamps
- Upholstered arm chair
- Wooden end table
- Gold frame mirror
- Fred Thrasher framed print “McHargue’s Mill”
- Vases & flower arrangement
- Wall clock
- Framed floral print & small mirror
- Oak 4-drawer file cabinet
- Cedar chest
- Dresser & matching chest-of-drawers
- Antique high chair
- Double bed
- Table Lamp
- Jewelry cabinet
- Oak Hutch w/lead & etched glass doors
- Dining table, 4 chairs
- Wooden microwave cabinet
- End table
- Bread box
- Metal kitchen cabinet
- GE electric range
- Frigidaire commercial upright freezer
- Whirlpool side-by-side refrigerator
- Assorted space heaters and portable fans
- Maytag washer & dryer
- Sanyo flat screen television
- Window air conditioner, new in box
- 2 Recliners
- (PR) Marble top end tables
- (PR) Upholstered arm chairs
- Coffee table & oval end table
- Small drop leaf table, 2 pressed back chairs
- Dining table, 4 chairs
- Nesting tables
- Wash basin & pitcher w/stand
- Gold frame mirror
- Spice rack, potato box
- Assorted appliances: Keurig, blenders, can opener, coffee makers, deep fryer, mixers
- Cookware: pans, baking sheets, skillets, bowls
- Corningware & Anchor Hocking
- China & dinnerware: serving bowls & platters, dinner & cake plates, cups & saucers
- Glassware: pressed, pattern, depression glasses, pitchers, bowls, platters, relish dishes
- 3 Pc bedroom suite: double bed, dresser w/mirror, chest-of-drawers
- Upholstered arm chair
- 2 Stands & 5-tier stand



2009 Pontiac Sedan GXP (101,201 miles)

- 2 Table lamps
- 2 Quilt racks
- (PR) Dresser lamps
- Collection of figurines, vases & compote
- Floral print signed Glynda Turley 1990
- (PR) Chippendale style arm chairs
- Mission style desk & end table
- 3 Mirrors
- Child’s rocker
- Cedar chest
- Hexagon end table
- (PR) Antique wicker chairs
- (PR) Milk glass lamps
- Handwork: needlepoint & crocheted linens, pillow cases, tablecloths
- Quilts
- 14 Barbies, original boxes, Special Edition, Holiday & Millennium, from 2000-2005
- Collections: Santa Clauses, angels, birdhouses
- Mission style TV table
- Small 4- drawer chest
- Floor lamp, desk lamp
- Ladder-back chair
- 3 Piece bedroom suite: double bed, chest, nightstand
- Table lamp w/painted milk glass shade
- Painted wooden stand w/bird houses
- Patio & lawn furniture
- Wrought iron table & 2 chairs
- Wicker chairs & table
- Swing w/frame
- (PR) Concrete planters
- Yardman lawn tractor parts
- Lawn sweeper, lawn aerator, 2 Lawn carts
- Assorted hand & garden tools
- Aluminum extension ladder, 2 step ladders
- Fruit jars
- Christmas decorations
- AND MUCH MORE!



9.779 Acres offered in 5 Tracts & Combinations

(270) 791-5021

www.ChelfAuction.com