

MONROE COUNTY  
CITIZEN

# CLASSIFIEDS

To Place An Ad  
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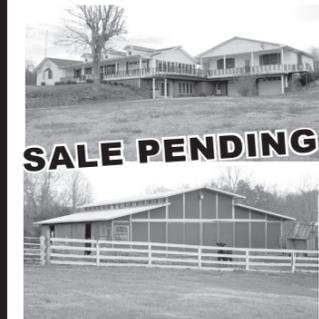
“Profit with”

# PROFFITT REAL ESTATE AGENCY, INC.

Serving Southern KY and Northern TN since 1947  
105 2ND STREET • TOMPKINSVILLE, KY 42167 270.487.6104  
[www.proffittrealestate.com](http://www.proffittrealestate.com)



## RESIDENTIAL NEW LISTING



**1228 Paul Reece Rd., Moss, TN**  
This property consists of a vinyl siding house, that has an open floor plan including a living room, dining room, large kitchen, 3 bedrooms, and 3 full baths. The large master bedroom suite has a large full bath and huge walk-in closet. A second bedroom also has a full bath. This home has a large tiled full basement that has a shower. The home has central heat & air with tile, hardwood, and carpet floor throughout. Also on the property is an in-ground swimming pool and an attached pool house that has 1 bedroom, a kitchen, and large living area w/a full bath. The basement portion of the pool house has a 2 car garage. Also located on the property is a stock barn and a large hay barn w/side tool shed. All of this is sitting on a 40.66 acre farm. Note: With a few repairs, this could be made into a beautiful country home.  
**LIST PRICE: \$160,000**



**355 Petett Rd., Tompkinsville**  
This beautiful vinyl siding house sits on 4.91 acres. Home has large family room, dining room, kitchen w/breakfast area, master bedroom with large master bath, utility room and half bath on 1st floor. 2nd floor has two large bedrooms and full bath. Also has full basement with large finished family room and full bath as well as lots of storage space. Flooring consists of tile, hardwood, and some carpet and there is central heat and air. This home also has a two car garage, large treated wood deck overlooking an above ground swimming pool, and is well landscaped. This is country living at its best and is a house you should see if you have been looking for a home. For more info contact the listing agent today at 270-487-6104.  
**PRICE REDUCED TO \$235,000**



**401 N. Main St., Tompkinsville**  
You should take a look at this beautiful historic two story home located just off the square in Tompkinsville and is one of the oldest homes in Monroe Co. Built in 1886, it is rich in history being listed on the National Registry for Historic Homes and would make a great Bed & Breakfast or residential home. Features living room, family room, 1 bedroom, utility room, and 1 full bath on the 1st level as well as a large front porch and large covered patio at the rear. Entire 1st floor has a raised ceiling. Second floor has 3 bedrooms & 1 full bath. Also has a half basement, central heat & air, and metal roof. Located on the property is a brick guest house with living room, kitchen, 1 bedroom, 1 full bath, and a walk around porch. For more information or to look at this home, contact the listing agent at (270)487-6104.  
**LIST PRICE: \$160,000**



**3636 Stringtown Flippin Rd. Mt. Hermon**  
This nice split level home has a living room, dining area, kitchen, 2 bedrooms, 2 baths, 2 car attached garage, wall heat, WAC, and is on county water & septic system. This home is sitting on a 0.60 acre lot and is located in a good community in the northwestern part of Monroe County. For more information or to look at this property, contact the listing agent at 270-487-6104.  
**LIST PRICE: \$41,900**



**1761 Old Glasgow Rd., Tompkinsville**  
This is a very nice vinyl siding home that has a living room, large kitchen & dining area, 2 bedrooms, one full bath, and a large full walkout basement that has a washer & dryer hookup. This home has CH&A, a covered front porch, and a side patio. This home have been very well maintained and is ready to move into. There is an asphalt drive and a nice large 0.50 acre lot. At the list price this home will not stay on the market long. For more information or to look at this home, contact the listing agent at 270-487-6104.  
**LIST PRICE: \$49,500**



**1488 Wisdom Road, Edmonson**  
This very nice 3 bedroom, 2.5 bath split level home has a large living room, dining area, large kitchen, new roof, new rail around the rear deck, large 2 bay garage/storage building and an extra storage building on the property on a 0.75 acre lot. For more information or to look at this property, contact the listing agent at 270-487-6104.  
**LIST PRICE: \$49,900**



**201 Columbia Ave., Tompkinsville**  
You should take a look at this nice brick home that is located inside the city of Tompkinsville. This home has a living room, dining room, kitchen, 3 bedrooms, and 1 full bath. This home also has a full unfinished basement with a washer & dryer hookup. There is a covered entryway to this home as well as central heat and air, city water and it is on the city sewer. Also located on this property is an unattached one car garage building. This home and garage is sitting on a nice corner lot close to all the conveniences the city of Tompkinsville has to offer. For more information or to look at this home call the listing agent at 270-487-6104.  
**PRICE REDUCED TO \$65,000**

## COMMERCIAL

**4th Street, Tompkinsville**  
If you are looking for a commercial building and lot inside the city limits of Tompkinsville, then this property may be just what you have been looking for. Has a concrete block building consisting of around 3,400 heated square feet with large show room, two bathrooms and kitchen area with large unfinished upstairs. Building is heated with gas heat and cooled with window air. Other improvements consist of a blacktop parking lot. For more info contact the listing agent at 270-487-6104.  
**LIST PRICE: \$35,000**

**Grandview Area, Tompkinsville, KY**  
Just on the market is this unbelievable commercial property located in a major business area of Tompkinsville, Ky. This property consists of 5.16 acres of land & 2 houses that fronts on 2 streets, North Main St. and Columbia Avenue. The property lays well and has all city utilities available. There is a new survey that has just been completed on this property. For more information or to look at this property contact the listing agent, Eddie Proffitt at (270)487-6104.  
**LIST PRICE: \$850,000**

**North Main Street, Tompkinsville**  
Just on the market is the nice commercial lot that is located in the city limits of Tompkinsville on Main Street. This lot is 94' x 200' x 81' and has all city utilities available. There are very few commercial lots that are for sale in the city limits of Tompkinsville and this is your opportunity to own this prime piece of land. To look at this lot or for more information, contact the listing agent.  
**LIST PRICE: \$75,000**

**348 West Main Street, Gamaliel**  
This property consists of the South Central Bank building and lot that is located in Gamaliel. This brick building has approximately 2784 heated square feet. Building has large lobby, 3 office areas, 2 storage rooms, utility room, kitchen, large safe room, 2 bathrooms, and central heat/air. Outside of building has drive thru window, large asphalt parking area, and well landscaped. You do not want to miss this building like this for sale very often, this is your opportunity to purchase one. For more info or to look at this building, contact the listing agent at (270)487-6104.  
**LIST PRICE: \$135,000**

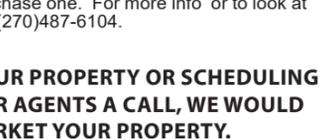
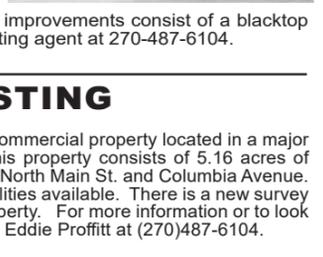
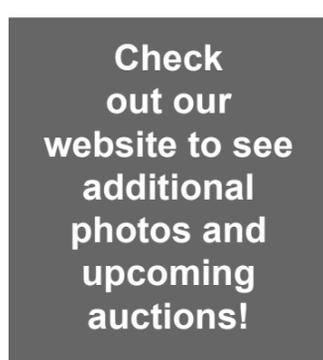
**TO INQUIRE ABOUT LISTING YOUR PROPERTY OR SCHEDULING AN AUCTION GIVE ONE OF OUR AGENTS A CALL, WE WOULD LOVE TO HELP YOU MARKET YOUR PROPERTY.**



**709 W. Main St., Gamaliel**  
Just on the market is this nice brick home that has a living room, dining/kitchen combination, 3 bedrooms, and 1 full bath. With a few repairs, this could be a really nice home. The home is sitting on a 0.30 acre lot. For more information or to look at this proper, contact the listing agent at 270-487-6104.  
**FREDDIE MAC FIRST LOOK INITIATIVE:** This property is eligible for Freddie Mac First Look Initiative through February 21, 2018. This ongoing initiative offers owner occupant homebuyers the ability to purchase HomeSteps homes during their initial 20 days of listing without competition from investors. Investors will be eligible for review and acceptance on February 22, 2018. Seller will not complete any repairs to the subject property, either lender or buyer requested. The property is sold in "as is" condition.  
**LIST PRICE: \$44,900**

**9475 Center Point Rd., Tompkinsville**  
This property consists of a 92 acre farm with 32 acres (+/-) of pasture land and the remainder in young timberland. This property is under fair fence and has county water available. Located on this property is a wood frame stock barn. At the list price, this farm will not stay on the market long. If you have been looking for a nice farm, then you should take a look at this one. For more information or to look at this property contact the listing agent at (270)487-6104.  
**LIST PRICE: \$92,000**

**Check out our website to see additional photos and upcoming auctions!**



**1950 Ft. Road, Gamaliel**  
Take a look at this very nice vinyl siding home that features a living room, kitchen, dining area, 3 bedrooms, 2 full baths, a utility room, and 2 large walk in closets. This home has a covered front porch and a back deck, has central heat & air, and is located on a nice 1.28 acre lot. If you are looking for a home with location and one that is affordable, than you should take a look at this home. For more information or to look at this home, contact the listing agent at 270-487-6104.  
**LIST PRICE: \$76,000**



**8150 Center Point Rd., Tompkinsville**  
This property consists of a 92 acre farm with 32 acres (+/-) of pasture land and the remainder in young timberland. This property is under fair fence and has county water available. Located on this property is a wood frame stock barn. At the list price, this farm will not stay on the market long. If you have been looking for a nice farm, then you should take a look at this one. For more information or to look at this property contact the listing agent at (270)487-6104.  
**LIST PRICE: \$92,000**

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**4599 Center Point Rd., Tompkinsville**  
Just listed is a nice four bedroom split level brick home. The upstairs level contains 3 bedrooms and 2 full baths. The living level consists of the kitchen and dining area, living room with a fireplace and 1 bedroom. The next level contains a garage area and the basement has a finished family room with a fireplace, a 1/2 bath, and storage area. This home has central heat & air and also has a wood heater for backup heat. Other improvements consist of a wood deck, replacements windows, blacktop drive and the home is well landscaped. This home is setting on a 1.05 acre lot. For more information contact the listing agent at (270)487-6104.  
**DRASTICALLY REDUCED TO \$98,500**



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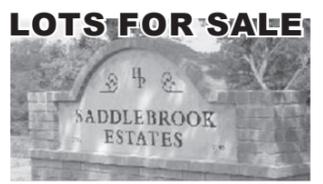
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## FARMS & ACREAGE



**Saddlebrook Estates, Tompkinsville**  
place to built your dream home that has all the city conveniences but has the country setting, then drive by and pick your lot. This newly developed subdivision is located just outside the city limits of Tompkinsville on the Gamaliel Road. This development is known as Saddlebrook Estates and has restricted lots ranging from .56 acres to 5.30 acres (A survey is available at our office). All the lots will have all the amenities available and already has set fire hydrants. Call today to pick out your lot before it is sold.  
**LOTS START AT \$4,500 - \$25,000**



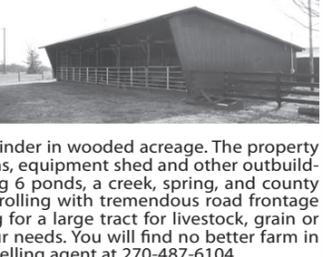
**Hammer Rd. just off Kessler Ridge, Monroe County, KY**  
Just listed is this 33.76 acres that is all in young woodland and has a county chipped road frontage. This could be just what you are looking for. There is county water available to this property. For more information contact the listing agent at 270-487-6104.  
**LIST PRICE: \$38,000**



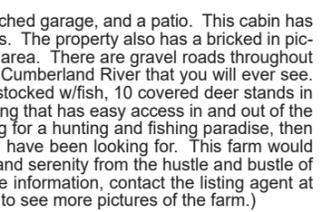
**Mill Creek Road, Tompkinsville**  
Take a look at this beautiful 55.639 acre farm over looking the Tompkinsville City Lake and located just two miles from downtown Tompkinsville, Ky. This tract of land has approximately 15 acres of cleared land and the remainder is in good young timberland. This land is slightly rolling and has county water and gas available as well as an everlasting spring located on the property. If you are in the market to build a new home near the lake, then this property may be just what you have been looking for as it has one of the best views of the Tompkinsville City Lake. For more information, contact the listing agent at 270-487-6104.  
**LIST PRICE: \$170,000**



**136.29± Acre Farm Roseville Rd., Glasgow, KY**  
**Hay-Crop-Pastureland**  
Just on the market and a once in a lifetime opportunity, is this beautiful 136.29± Acre Farm. With a short drive from the city limits of Glasgow, this property consists of 133± Acres of crop, hay and pastureland with the remainder in wooded acreage. The property has well maintained fencing, 5 large barns, equipment shed and other outbuildings with several water sources including 6 ponds, a creek, spring, and county water. This property lays level to gently rolling with tremendous road frontage on Hwy. 249. If you have been searching for a large tract for livestock, grain or tobacco production, this tract will fit your needs. You will find no better farm in this area. For more information contact selling agent at 270-487-6104.



**Hunting & Fishing Paradise Wisdom Rd., Burkesville, KY**  
**225 Acres For Sale**  
This property has it all!!!! The property consists of 225 acres that has 65 acres in open land and the remainder in nice timberland that has not been harvested. Located on this property is a very nice hunting/fishing cabin that has an open family, dining, and kitchen area, one bedroom w/ two bunk beds, one full bath, a one car attached garage, and a patio. This cabin has gas wall heaters and window air conditioners. The property also has a bricked in picnic area with a fire pit and a covered eating area. There are gravel roads throughout the farm with some of the best views of the Cumberland River that you will ever see. This property has a 2 acre lake that is fully stocked w/fish, 10 covered deer stands in various places on the farm, and a boat landing that has easy access in and out of the Cumberland River. If you have been looking for a hunting and fishing paradise, then look no further, because this is the one you have been looking for. This farm would make a great place to escape to for peace and serenity from the hustle and bustle of city life. To look at this property or for more information, contact the listing agent at 270-487-6104. (Go to [proffittrealestate.com](http://proffittrealestate.com) to see more pictures of the farm.)  
**LIST PRICE: \$625,000**



**SHARON PROFFITT, Principal Broker/Auctioneer, Licensed Real Estate Appraiser**  
**EDDIE PROFFITT, Sales Associate / Auctioneer**  
**WILLIAM PROFFITT, Sales Associate / Auctioneer**  
**JIMMIE THOMPSON, Sales Associate**  
**ROBERT RICHARDSON, Apprentice Auctioneer**