

To Place An Ad  
Call: **270-487-8666**

Email: **print@jpinews.com**

We Accept



“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**



### RESIDENTIAL NEW LISTING



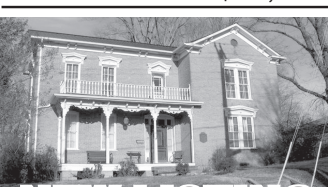
**650 John Scott Rd., Fountain Run 4 bedroom house & 68.84 acre farm.** This is a must see property that consists of a nice 68.84 acre farm located in the Akersville community of Monroe County. This farm has a nice remodeled vinyl siding house that has a living room, dining room, kitchen, 2 bedrooms, 2 full baths, and a utility room on the 1st floor and an additional 2 bedrooms and large storage room on the 2nd floor. This home has a 2 car carport, is heated with CH&A (propane gas) and also has wood heat. Other improvements include a metal truck shop building that is 40' X 60' in size and has a concrete floor, is fully electric, and is plumbed with a half bath. There is also a 30' X 125' metal equipment shed, a 40' X 95' metal tobacco barn, and a vinyl siding apartment building with an open living area, kitchen, bedroom area, and bathroom. This farm has county water, 2 ponds, & 2 springs, is well fenced, and has nice blacktop road frontage. This farm has approximately 60 acres is crop and pastureland and the remainder in timberland. For more information or to look at this property, contact the listing agent at 270-487-6104. (25% Selling Agent Fee)  
**LIST PRICE: \$450,000**



**218 Stroetown Rd., Tompkinsville** Nice 3 bedroom vinyl siding house that has a living room, kitchen, dining area, and 2 full baths, full basement w/2 finished rooms, a washer & dryer hookup, and lots of storage room, wrap around deck, patio, central heat and air, and metal roof. Also located on the property is a large metal building used for a tool shed and storage area. All of this is situated on a large 2 acre (+/-) lot.  
**LIST PRICE: \$88,500**



**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.  
**PRICE REDUCED TO \$235,000**



### NEW LISTING

**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**

### NEW LISTING



**611 Columbia Ave., Tompkinsville** Just on the market is this nice 4 bedroom brick home that has a living room w/fireplace, kitchen and breakfast area, 2bedrooms, & 2 full baths on the 1st level as well as 2 bedrooms on the 2nd level, and a covered concrete front porch. This home has a full walk-out basement with a washer & dryer hookup. Other improvements include central heat & air, a 2 car metal carport, and an asphalt drive. This home also has a metal roof, replacement windows and is sitting on a 0.45 acre lot. For more information or to look at this home, call the listing agent at 270-487-6104.



### NEW LISTING

**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: \$47,000**

### PRICE REDUCED



### NEW LISTING

**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 \$59,900**

*We Specialize In:*

- Listings
- Auctions
- Appraisal Services

## COMMERCIAL

### NEW LISTING

#### 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 see a 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.**



### NEW LISTING

**6931 New Gallatin Rd., Adolphus** This home has just been put on the market. This home has a living room, kitchen/dining room, 3 bedrooms and 2 full baths. This home has a storage building and a barn located on the property. All of this is sitting on a large 5 acre tract of land. With just a little work, this could be just what you are looking for in a home. For more information or to look at this home, contact the listing agent at (270)487-6104. This home is FREDDIE MAC FIRST LOOK INITIATIVE: This property is eligible for Freddie Mac First Look Initiative through May 7, 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 May 8, 2018.  
**LIST PRICE: \$74,900**

### NEW LISTING

**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**



**1228 Paul Reece Rd., Moss, TN** This property consists of a vinyl siding house, that has an open floor plan, 3 bedrooms, and 3 full baths. Master bedroom suite has a large full bath and huge walk-in closet. Second bedroom also has a full bath. Home has a large tiled full basement and shower, central heat & air, tile, hardwood, and carpet floor throughout. Also 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.  
**LIST PRICE: \$160,000**



### NEW LISTING



## FARMS & ACREAGE

### NEW LISTING

**3.74 Acres - Beautiful Home Rd.**



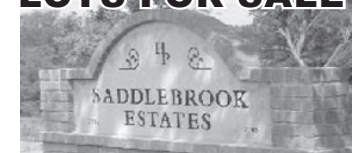
Just on the market is a 3.74 acre tract of land, all in grassland, well fenced, with blacktop road frontage on the Beautiful Home Rd. and the Bean Arnett Rd. This tract of land has county water and all county utilities available. Improvements on the land include a wood frame stock barn and a very nice small lake. This property is very suitable to build your new home on. For more info, contact the listing agent at 270-487-6104.  
**LIST PRICE: \$29,900**

### NEW LISTING

**FARM FOR SALE  
HWY. 63 IN MOUNT HERMON COMMUNITY**

Just on the market is this 96.042 acre farm with 6 acres (+/-) in timberland and the remainder in crop & pastureland. This farm is well fenced and has water from 4 ponds, a spring, and county water available. This farm is located on Hwy 63 in Mount Hermon Community. This is the size farm that many people have been looking for and you should take a look at this one for it will not stay on the market long. For more information, contact the listing agent at 270-487-6104.  
**LIST PRICE: \$300,000**

### LOTS FOR SALE



**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**

**WE SPECIALIZE IN  
PRIVATE LISTINGS,  
PUBLIC AUCTIONS &  
APPRAISAL SERVICES**

## PRICED REDUCED TO \$5,000 PER ACRE



#### 127.549 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.



## UPCOMING AUCTIONS

### • Saturday, October 20, 10:00 AM

4 Bedroom, Aluminum Sided House & Lot  
Personal Property, Shop Tools, Mowers

### • Saturday, October 27, 10:00 AM

3 Bedroom, Vinyl Siding Home and 1.026 Acres  
Personal Property, Collectibles, Furniture

Don't forget if you want a professional job done, then let the oldest established company handle your sale. We will always be here to help you.

**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**