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Auction

SATURDAY, DECEMBER 8, 2018 - 10:00 A.M.

THE LATE OLIN & MARGIE BLAKEMAN

BRICK HOUSE & 1.78 ACRE LOT

**BRICK RANCH - 3 BEDROOMS - 2.5 BATHS - CENTRAL HEAT & AIR -
ATTACHED GARAGE - SHOP / TOOL SHED**

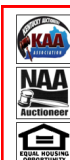
PERSONAL PROPERTY

**CAR - TRACTOR - CAMPER - GUNS - FURNITURE - APPLIANCES - HOUSEHOLD ITEMS -
ANTIQUES - COLLECTABLES - TOOLS & MISCELLANEOUS ITEMS**

803 FRIENDSHIP PIKE, CAMPBELLSVILLE, KY.



**FOR AUCTION INFORMATION CONTACT:
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JOHN WAYNE KESSLER, REAL ESTATE BROKER & AUCTIONEER
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803 FRIENDSHIP PIKE, CAMPBELLSVILLE, KY.

**LOCATED OFF OF US 68 WEST (GREENSBURG ROAD) & KY HIGHWAY 210 (HODGENVILLE ROAD) - AUCTION SIGNS POSTED!
Directions: From Campbellsville, Follow Highway 68 (Greensburg Road), Turn Right Onto Friendship Pike At Stop Light #1 And Follow Approximately
8/10 Mile To The Blakeman Property. OR From KY Highway 210, Turn Onto KY 883 (Fairview Road) And Follow Approximately 1 Mile To Friendship
Pike, And Then Approximately 1 Mile To The Property.**

BID & BUY THE AUCTION WAY!

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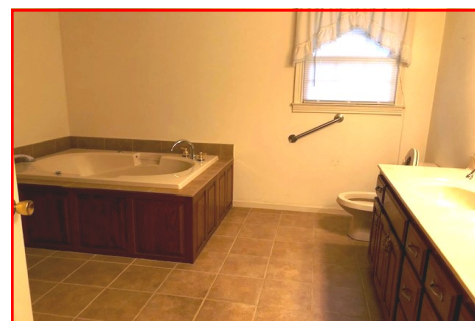
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**REAL ESTATE SELLS 1ST AT 10:00 A.M. - FOLLOWED BY THE PERSONAL PROPERTY
BRICK RANCH HOUSE - 3 BEDROOMS - 2.5 BATHS
CENTRAL HEAT & AIR - ATTACHED GARAGE - SHOP / TOOL SHED**

AUCTIONEER'S NOTE: If you have been looking for a nice home in a great location, we have just what you have been looking for. This is your opportunity to own this nice property and to purchase it at public auction. Make any arrangements or inspections necessary and come prepared to **BID & BUY, Saturday, December 8 at 10AM.** The personal property includes a car, camper, shop tools, nice furniture and appliances, unique antiques and collectables, guns and more. There is something for everyone. The personal property can be inspected one hour prior to the auction. Make plans to attend and bring a friend. *We'll see you there! John and John Wayne Kessler.*

REAL ESTATE: This property has it all: convenient location, great layout, spacious rooms, large master suite, large lot, shop and storage. This one owner home is a must see. Located just minutes from town and shopping, this property is convenient in every way. Olin & Margie Blakeman purchased the lot in 1988 and had the house built in approximately 1991. The Blakeman property is Lot #5 of the Reynolds Subdivision and contains 1.78 acres, more or less according to the plat. The property is subject to restrictions of record in Miscellaneous Book 25, page 294. The property has approximately 200' of frontage on Friendship Pike. **IMPROVEMENTS:** A one owner, custom built brick ranch house containing 3 bedrooms (all with walk in closets and the Master bedroom has an extra large walk in closet), 2.5 baths (master bath has a shower and a Jacuzzi tub), a living room with fireplace, kitchen with oak cabinets and a dining area, large utility room, and an attached garage with automatic door opener. The house has central heat and air, a large covered deck, and public water. The house is ready for your personal touches to be made. **OTHER IMPROVEMENTS:** A metal sided shop/tool shed approximately 66' x 30' with an enclosed 18' x 30' shop area.

INSPECTION: The auctioneers will show the house daily by appointment - Call 270-465-7051, or attend **Open Inspection, Friday, November 30, 4:00 P.M. to 5:30 P.M. & Sunday, December 2, 1:30 to 2:30 P.M.** Your inspection is invited and appreciated.

BID & BUY THE AUCTION WAY!



TRACTOR: IH Farmall Super A w/Woods belly mower & rear cultivators. **CAR:** 1999 Buick Century 80,000+/- miles. **CAMPER:** 1995 Jayco 30'+/- Bumper Hitch camper, sleeps 6. **GUNS:** Winchester Model 37 12 gauge shot gun, Browning 20 gauge shot gun, Musket, Harrington and Richardson Topper Model 158 410 shot gun, Winchester Model 74 22L Rifle, USA Waters Millbury 1832 Musket. (NOTE: FEDERAL FIREARM RULES AND BACKGROUND CHECKS DO APPLY - PICTURE ID REQUIRED. ALL GUNS WILL BE TRANSFERRED BY A FEDERAL FIREARMS DEALER AND A \$30.00 PER GUN TRANSFER FEE WILL APPLY. ALL GUNS WILL BE TRANSFERRED AND PICKED UP BY THE BUYER AT THE FIREARM DEALERS LOCATION). **SILVER - GOLD - JEWELRY:** 1847 Rogers Bros Silver Set, London Improved Skelet Lever Robert Roshell pocket watch (was Olin's fathers), 2 diamond rings -14ct gold, other gold and costume jewelry. **STAMPS:** 15 \$.15 Windmill USA Stamps, 2 \$.13 Liberty Bell stamps, 2 \$.05 Washington stamps, 7 \$.02 Frank Lloyd Wright, stamps, 11 \$.04 Lincoln stamps, 1 \$.02 freedom to speak stamp. **MONEY:** 25/61.1 un peso, 2 10-v-1967 1 un peso, 1963 5 pesos, 1967 20 pesos, 1776-1976 Silver quarter, half dollar, dollar set, 1971 dollar coin, 12 Kennedy half dollar coins (1965, 1966, 1967, 1971. 1972 & 1973). **FURNITURE:** Walnut 3 pc bedroom suite (regular bed, dresser, chest of drawers), bed and oversize dresser, Wurlitzer piano, Tiger claw dinette set & 6 chairs, Cherry corner hutch, Marble top wash stand, glass front China cabinet, Leather Latitudes Collection by Flexsteel (couch, chair & ottoman), Flexsteel recliner, Lazy Boy lift chair, numerous tables, 2 bar stools, quilt rack, rocking chair, gun rack, card table & 4 chairs, patio furniture (4 stationary chairs, folding lounge chair, plastic chair, iron table & 4 chairs, 4 metal rocking chairs), Wizard sewing machine. **APPLIANCES:** White Westinghouse refrigerator, Frigidaire refrigerator, Kelvinator freezer, White Westinghouse washer & dryer, Hamilton Beach microwave, Ronco Showtime Rotisserie & BBQ, Panasonic microwave. **ANTIQUES & COLLECTABLES:** Courier Journal foot pedal sewing machine, 2 milk cans, 2 butter churns, tin serving set, Hammersly fine bone china set, Rose print bone china dish set, wall mount phone, 2 man saw, mule harness, ox yoke, dinner bell, several pieces of Fostoria, Fiesta dishes, Occupied Japan pieces, several pieces of cast iron (kettles, skillets, corn bread pans, boiler), 2 banjos (Remo Weather King), violin, several homemade quilts, Wienzle wind up clock, Welch wind up clock. **TOYS:** Tonka metal crane truck, other trucks, disk, baler, Jeep, Coca Cola truck, 9 kerosene lamps, Pink glassware. **HOUSEHOLD & MISCELLANEOUS:** Silverware, pots and pans, cake carriers, plastic storage containers, glass bake ware, plates, saucers, cups and bowl set, bake ware, corn on the cob kitchen set, Crock pot, George Foreman grill, griddles and grill, fireplace set, numerous pictures and frames, glassware set, candlesticks, coffee mugs and glass pitchers, punch bowl set, 4 touch lamps, table lamps, games - bingo, Operation, Mouse Trap & electric football, dolls, calculators, phones and radios, World Book encyclopedia set, Child Craft library set, treadmill, wreath & lawn décor, Halloween décor, Christmas window candles & angel topper, Christmas villages, Christmas icicle lights, assorted Christmas bows, string, tree ornaments, gift wrap, small Christmas tree, walker, bed hand rail, wicker baskets, 14 foot trampoline and enclosure system. **TOOLS:** 4 x 10 utility trailer, 5 rolls woven fence wire, 10 rolls barbed wire, 2 mule team cultivator, numerous socket & wrench sets, shovels, pitch forks, Old Milwaukee hole saw, chain boomers, 2 space heaters, Chop saw, bell jack, 2 hydraulic jacks, utility lights, hammers, 2 bench grinders, screw & bolt sets, Anti freeze, windshield washer fluid, numerous hand saws (antique & others), pipe die set, numerous misc antique hand tools, 100 foot sewer tape, 2 Poulan chain saws, chimney brush set, cast iron pipe cutters, 4 - 6 & 8 foot Werner ladder, 2 100 gallon per minute gas water pumps, assorted pipe fittings, 2 truck tool boxes, car ramps, tobacco knives, ax, picks, hoes, brace & bits, hand drills, planers, draw knives, 2 small anvils. **Lots of miscellaneous items too numerous to mention.**

TERMS: REAL ESTATE: 10% of purchase price day of auction (a personal check with ID, cash, or cashier check), along with the signing of a Real Estate Sales and Purchase Contract. The balance due with delivery of deed on or before January 23, 2019. **PERSONAL PROPERTY:** Cash or good check with proper ID or Visa/Master Card, day of auction. **NOTE:** A 10% Buyers Premium will be added to all winning bids on the real estate, and personal property to determine the final sales and purchase price. ALL BUYERS NOT KNOWN BY KESSLER AUCTION & REALTY CO. MUST HAVE A BANK LETTER OF GUARANTEE ADDRESSED TO KESSLER AUCTION & REALTY CO. OR CERTIFIED FUNDS. **NOTICE:** Any announcement made by the auctioneer from the auction block on the day of sale will take precedence over any printed material or oral statement. In an auction sale, all property is sold As Is, Where Is with NO warranty expressed or implied by the sellers or auction company. The information in this ad is believed to be correct but is not guaranteed. It is the responsibility of each potential bidder to make their own inspections or investigations and to bid on their judgment of value. The real estate is available daily by appointment with the Auction Company prior to the auction to make or have made on your behalf any inspections you choose.

OWNER: MARGIE BLAKEMAN ESTATE - DAVID BLAKEMAN & DANNY BLAKEMAN, CO-EXECUTORS - JOHN BERTRAM, ATTORNEY

MAKE PLANS TO ATTEND THIS AUCTION!

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