

Auction

SATURDAY, MARCH 30, 2019 - 10:00 A.M.

**FORMER PROPERTY OF HOWARD & THE LATE FRANCES CARMAN
HOUSE & LOT (+) VACANT LOT
SELLING IN 2 TRACTS WITH RIGHT RESERVED TO GROUP
PERSONAL PROPERTY**

**350 JAYNE AVENUE, CAMPBELLSVILLE, KY
IN EDGEWOOD ESTATES - BEHIND SHA-LAWN VILLAGE - AUCTION SIGNS POSTED**



REAL ESTATE SELLS FIRST AT 10AM - FOLLOWED BY THE PERSONAL PROPERTY

REAL ESTATE LOT #9: A brick ranch house containing 2 bedrooms, bath, living room, eat in kitchen, and utility room. The house has central heat and air, attached carport, and there is also 2 detached storage buildings on a large lot approximately 200' x 150'. This property is conveniently located just minutes from town. This property is ideal for a personal home, or for rental/investment. **LOT #10:** A vacant lot approximately 150' x 150'.

Property offered separately or together using our computerized Multi-Par method. Property is subject to subdivision restrictions. **INSPECTION:** The auctioneers will show the house anytime by appointment. Call 270-465-7051, or attend **Open Inspection, Friday, March 22, from 4:30 P.M. to 5:30 P.M.** Your inspection is invited and appreciated.

AUCTIONEER'S NOTE: If you are in the market for a home or rental / investment property in a nice location, then be sure to look this property over before auction day. Make any arrangements or inspections necessary and come prepared to **BID & BUY, Saturday, March 30, at 10:00 A.M.** The personal property can be inspected 1 hour prior to auction. Make plans to attend this auction, and bring a friend. *We'll see you there! John and John Wayne Kessler.*

PERSONAL PROPERTY: 4-WHEELER: Kawasaki Bayou 300 4x4. **APPLIANCES:** Frigidaire refrigerator, Frigidaire range, Emerson microwave, Maytag Centennial washer, Frigidaire dryer, Southern States chest freezer, wood stove. **FURNITURE:** Maple table & 6 chairs, antique buffet w/mirror, china cabinet, 2 Oak bar stools, leather couch & chair, Oak coffee, Oak sofa table & 2 end tables, TV/entertainment center, cloth rocking chair, old radio cabinet w/red velvet front, wood desk, wicker chair, Sony stereo, computer desk & chair, curio cabinet, chest of drawers, king size head board, bed frame, head board, dresser & chest, Singer sewing serger machine (from Fruit of Loom), Singer Solid State sewing machine & cabinet, 2 drawer filing cabinet, wicker shelf, shelves, night stands, tables, old coffee table, ceramic angel pedestal, tater bin, piano bench, stools, vanity bench, TV table, antique mirror, metal patio furniture, sewing machine table, ladder-back chair. **HOUSEHOLD:** Picture frames, candle sconces, many Home Interior items (figurines, cats, & dogs), angels, church figurine, toys, silverware, toaster, knife set, Fry Daddy, cups, glasses, mixing bowls, Tupperware, plates, saucers, bowls, pots & pans, potholders, pressure cooker, cutting board, crock-pot, cast iron skillet & cornbread pan, cables, extension cords, towels &

wash cloths, fruit arrangement, crystal vase, blue pitcher, Mushroom canister set, set of 3 House of Webster & 4 glasses, figurines, games, sheets, crochet doilies, grandmother throw, books, postal scale, heating pad, handicap handle, blood pressure machine, nebulizer, china (white rose trimmed in Gold), Audiovox stereo, tins, lamps, coffee mugs, duck cookie jar, Coke glasses & bottle, 101 Dalmatians lunch box, amber glasses, ice-cream glasses, grey stemware glasses, punch bowls & cups, gravy bowl with flowers, Cyclone blender set, electric skillet, ice maker kit & tubing, VHS player, DVD player, tank deicer, cassette players, Polaroid camera & 4 35mm cameras, wall sconces and angels, wicker baskets, blankets, quilts, throws, Christmas decorations, bedspreads, curtains, crafts, cassette tapes, DVDs, CDs, 45 & 33 records, wreath, décor items, clocks, shredder, Sentry safe, Fine English Tableware set, electric can opener, computer monitor, sewing supplies & quilting material, air mattress, pedal sewing machine, Hunter air filter, ironing board, canes, piggy bank, walkers, wheel chair, bedside commode, shower chair, Bissell vacuum, bread box, Indian touch lamp, brass touch lamps, wood canister box, Eden Pure heater, suit cases, sheets & comforters, Rainbow vacuum, 5 gal stone crock, table top lighter, lighters (some Zippo), watches (pieces & bands), pocket knives, aquarium, grill, coolers, Ball jars (blue), sausage grinder, 2 fish pond filters, Honeywell & Holmes heaters, Beanie Babies. **TOOLS:** Antique planer, level, car ramps, come along, skil-saw, wrenches, bench grinder, hoes, rakes, shovels, weed eater, vise, sockets, grease gun, miscellaneous tools, Kobalt 1/2" electric impact, Skil saw saw, Milwaukee right angle drill, drill bits, impact sockets, electric drills, sword, log chain, battery charger, shop vac, aluminum extension ladder, lawn trailer, metal gas can, electric hedge trimmer, 15 gal spray, milk can, wheels & tires, yard seeder. **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 and Lead Based Paint Waiver. The balance due with delivery of deed on or before May 15, 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 including lead based paint.

PATRICIA KAY WALKER, STEPHEN JOE BELL, GEORGE DODY BELL, & LISA RODGERS, OWNERS

FOR AUCTION INFORMATION CONTACT:

**JOHN M. KESSLER, PRINCIPAL REAL ESTATE BROKER & AUCTIONEER
JOHN WAYNE KESSLER, REAL ESTATE BROKER & AUCTIONEER**

www.kesslerauction.com 270 - 465 - 7051

AUCTION CONDUCTED BY:



KESSLER

AUCTION & REALTY CO.

304 EAST BROADWAY, CAMPBELLSVILLE, KY. - PHONE 270-465-7051

"Successful Auctions Since 1938"

JOHN M. KESSLER
Principal Broker - Auctioneer
JOHN WAYNE KESSLER
Broker - Auctioneer
MARSHA ATWOOD
Sales Assoc. - App. Auctioneer
MIKE PRICE
Sales Assoc. - Auctioneer
"Keep Smiling Neighbor,
Let Us Do The Crying"