

# Auction

**SATURDAY, APRIL 3, 2021 - 10:00 A.M.**

**GEORGE PAIGE ESTATE**

**HOUSE & LOT - HANDLEY AVENUE  
BUILDING & LOT - HATCHER ROAD  
PERSONAL PROPERTY**

**AUCTION CONDUCTED AT: 323 HANDLEY AVENUE, CAMPBELLSVILLE, KY**

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



**323 HANDLEY AVENUE:** Real Estate: Brick/Vinyl Split-Level house containing 4 bedrooms, 2 baths, kitchen, living room, and dining room upstairs and 3 bedrooms, 1 bath, kitchen, den, and storage room downstairs. The house has dual central heat and air and public water. Other improvements consists of a concrete block with brick front detached garage. The lot according to the deed of record is Lot #19 and Lot # 20 of Lynn Acres, being 120' x 100'. The house is a fixer upper and is in need of repairs. This property is Zoned R-3 and it could easily be made into 2 rental units. **INSPECTION:** The auctioneers will show the property by appointment. Call 270-465-7051, or attend **Open Inspection, Friday, March 26th from 4:00 P.M. to 5:00 P.M.** Your inspection is invited and appreciated.



**2377 HATCHER ROAD:** Vinyl/Metal Sided Building with finished living area including 2 bedrooms, 1 bath, kitchen, living room, utility room, central heat and air and concrete floor. This building is a fixer upper and is in need of repairs. There is also an old mobile home frame on the

property in the process of being torn down. **INSPECTION:** The auctioneers will show the property by appointment. Call 270-465-7051. Your inspection is invited and appreciated.

**BOTH PROPERTIES SELL AT THE HANDLEY AVE. LOCATION**

**PERSONAL PROPERTY:** 2 Cherry Beds, 2 Cherry Chests, 2 Cherry Dressers, buffet, dining table with 6 chairs, hutch, credenza, couch and loveseat, lamp and end tables, oval lamp table, antique bed, 2 dressers, 2 chests, 2 night stands, bed, table, electric chair, rocker, Howard Miller Grandfather clock, Johann Haviland Bavaria Germany China, silverware, Oneida silverware, glassware, old and antique glassware, figurines, mirrors, pictures/frames, lamps, fan box, vacuum, and **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 18, 2021. **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. **NOTE:** Due to the Coronavirus outbreak and the State Of Emergency Orders, and to comply with the CDC and the local Health Department Guidelines, and to protect our staff and customers, we will encourage the maintaining of social distancing at our auction site to further prevent the spread of Covid-19.

**GEORGE PAIGE ESTATE, OWNER - DARRELL HALL, EXECUTOR - JOHN BERTRAM, ATTORNEY**

**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:**



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