

Auction

SATURDAY, JUNE 5, 2021

MR. & MRS. WALLACE HUMPHRESS 2 HOUSES & LOTS

412 TAYLOR BOULEVARD, CAMPBELLSVILLE, KY & 114 PINE STREET, CAMPBELLSVILLE, KY
EACH PROPERTY SELLS ONSITE - IDEAL FOR PERSONAL HOMES OR FOR RENTAL / INVESTMENT PROPERTY



SATURDAY, JUNE 5, - 10:00 A.M.

412 TAYLOR BLVD., CAMPBELLSVILLE, KY

Stucco sided 1 1/2 story house containing 2 bedrooms, bath, eat in kitchen with range and refrigerator, and a living room, all on the main level with a bonus room upstairs. The house has gas forced air central heat with window air conditioning. The lot is approximately 50' X 378', more or less, according to the deed and plat of record. **INSPECTION:** The auctioneers will show the real estate by appointment. Call 270-465-7051, or attend **Open Inspection, Friday, May 28, from 10:00 A.M. to 11:00 A.M.** Your inspection is invited and appreciated.



SATURDAY, JUNE 5, - 11:30 A.M.

114 PINE STREET, CAMPBELLSVILLE, KY

Vinyl sided house containing 2 bedrooms, bath, eat in kitchen with range, refrigerator and washing machine, and a living room. The house has a gas floor furnace and window air conditioning. The lot is approximately 50' X 100', more or less, according to the deed of record. **INSPECTION:** The auctioneers will show the real estate by appointment. Call 270-465-7051, or attend **Open Inspection, Friday, May 28, from 11:30 A.M. to 12:30 P.M.** Your inspection is invited and appreciated.

AUCTIONEER'S NOTE: Mr. & Mrs. Humphress have decided to sell their rental property at public auction where you the buyer will determine the price. If you are in the market for an affordable house or for rental / investment property, we invite you to look these properties over before auction day and to make any arrangements necessary and come prepared to **BID & BUY, Saturday, June 5, at 10:00 A.M. & 11:30 A.M.** We'll see you there! *John and JohnWayne Kessler.*

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 July 20, 2021. **NOTE:** A 10% Buyers Premium will be added to all winning bids on the real estate 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.

FOR AUCTION INFORMATION CONTACT:

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AUCTION CONDUCTED BY:



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