

Auction

SATURDAY, AUGUST 14, 2021 - 10:00 A.M. CDST

**MARK & LISA CHEATHAM ESTATES
HOUSE & 0.856 ACRE LOT
55 COBURG LANE, COLUMBIA, KY
JUST OFF OF KY HIGHWAY 55 ON COBURG LANE (KY HIGHWAY 1913) - AUCTION SIGNS POSTED !**



**IDEAL FOR A PERSONAL HOME OR
FOR RENTAL / INVESTMENT.
A FIXER UPPER - IN NEED OF REPAIRS.**

A vinyl sided house containing 2 bedrooms, bath, eat in kitchen, and a living room. The lot contains 0.856 acre according to a new survey and it has approximately 259' of frontage on Coburg Lane. The house has been vacant for approximately 3 +/- years and it is in need of repairs. **INSPECTION:** The property can be inspected daily at your leisure or the auctioneers will show the real estate by appointment. Call 270-465-7051. Your inspection is invited and appreciated.

AUCTIONEER'S NOTE: This property is selling at public auction where you the buyer will determine the price. The property is well located and is suitable for many uses. If you are in the market for a fixer upper, or a usable lot, we invite you to look the property over before auction day and

to make any arrangements necessary and come prepared to **BID & BUY, Saturday, August 14, at 10:00 A.M. CDST.** We'll see you there! *John and John Wayne 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 September 14, 2021. **NOTE:** A 10% Buyers Premium will be added to the winning bid 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.

Mark & Lisa Cheatham Estates - Jessica Cheatham, Jama and Anthony Allen, Owners - Craig Cox, Attorney

**MAKE PLANS TO ATTEND THIS AUCTION !
BID & BUY THE AUCTION WAY !**

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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