

# Auction

**SATURDAY, AUGUST 28, 2021 - 10:00 A.M.**

**REV. EUGENE L. SMITH**

**HOUSE & CORNER LOT  
2 CARS & PERSONAL PROPERTY  
407 INGRAM AVENUE, CAMPBELLSVILLE, KY**

**FROM BROADWAY TURN ONTO INGRAM AVENUE - AUCTION SIGNS POSTED !  
IDEAL FOR A PERSONAL HOME OR  
FOR RENTAL / INVESTMENT.**

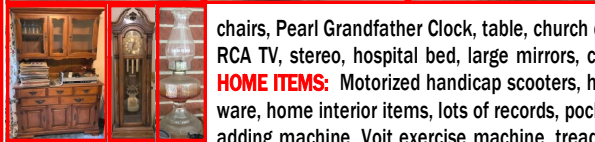


**REAL ESTATE:** A brick ranch home containing 3 bedrooms, 1 bath, eat in kitchen, living room, and den. Home has central heat and air and an attached 2 car carport. Property also features a detached 26' x 30' metal sided building with concrete floor and 2 overhead doors. This home is on a corner lot, being approximately 135' x 113' x 124' x 113'; fronting on Ingram Avenue and Apache Road. **INSPECTION:** The property can be inspected Thursday, August 19 at 12 noon - 1pm or the auctioneers will show the real estate by appointment. Call 270-465-7051. Your inspection is invited and appreciated.

**AUCTIONEER'S NOTE:** Rev. Smith has moved to assisted living and decided to sell his home at public auction where you the buyer will determine the price. This property is well located and easily accessible to all the conveniences of town. This property hasn't been on the market since 1965. 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 28, at 10:00 A.M.** We'll see you there! *John and JohnWayne Kessler.*



**PERSONAL PROPERTY: AUTOMOBILES:** 1988 Volvo 750 turbo intercooler, 120,315 miles showing, sun roof, auto; 1979 Oldsmobile Delta 88, showing 16,075 miles, motor has been replaced to a gasoline motor. **APPLIANCES:** Frigidaire Range, Frigidaire refrigerator (made 8-18), Whirlpool washer, Fisher and Paykel dryer, microwave, old Frigidaire refrigerator. **FURNITURE:** Maple hutch, dining room table and 6



chairs, Pearl Grandfather Clock, table, church donation box, podium, arm chair, odd chairs, end tables, sectional couch, coffee table, entertainment center, RCA TV, stereo, hospital bed, large mirrors, china cabinet, 3 pc Maple bedroom suite, Meilink Safe, computer desk, metal desk, 5 drawer file cabinet.

**HOME ITEMS:** Motorized handicap scooters, handicap items, globe lamp, Eden Pure heater, pots and pans, cooking utensils, oil lamps, tape boxes, silverware, home interior items, lots of records, pocket knives (1 Barlow, Anvil, misc.), pictures and prints, quilting pieces and material, assortment of books, old adding machine, Voit exercise machine, treadmill, exercise machine. **TOOLS & GARDEN:** Snapper Riding Mower Hi Vac, jumper cables, Craftsman 12"

band saw, hand tools, bench grinder, vise, gas cans, coolers, tarps, wash tub, furniture dolly, 4 wheel dolly, Delta table saw, pipe wrenches, Radio Flyer wagon, hoes, forks, shovels, Swisher trim mower, aluminum extension ladder, step ladders, folding chairs, Campbell Hausfeld air compressor, pressure washer, battery charger, plastic lawn chairs, grill, wheel barrow, #2 dinner bell, scale, portable battery booster & air compressor (solar charged). **And many more 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 October 13, 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.

**Eugene Leon Smith, Jr. and Norma Lou Wheeler, POA's**

**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

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