

Auction



SATURDAY, MAY 18, 2019 - 10:00 A.M.

THE LATE JOANNA & CHARLES McCARTY

HOUSE & LARGE LOT + VAN & PERSONAL PROPERTY

**206 SHREVE DRIVE, CAMPBELLSVILLE, KY
JUST OFF OF OLD LEBANON ROAD - AUCTION SIGNS POSTED !**



SEE DETAILS INSIDE !

KESSELER

AUCTION & REALTY CO.
304 EAST BROADWAY, CAMPBELLSVILLE, KY. 42719
270-465-7051

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5 Bedrooms - 2 Full Baths - 2 Half Baths

VAN & PERSONAL PROPERTY

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Joanna McCarty Estate, Owners - Steve McCarty & Kathy Clark, Co - Executors - John Bertram, Attorney



FOR AUCTION INFORMATION CONTACT:
JOHN M. KESSLER, PRINCIPAL REAL ESTATE BROKER & AUCTIONEER
JOHN WAYNE KESSLER, REAL ESTATE BROKER & AUCTIONEER
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"Keep Smiling Neighbor,
Let Us Do The Crying"

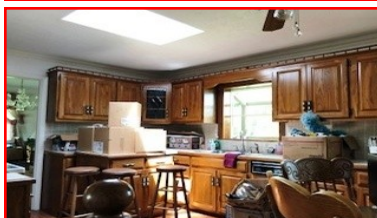
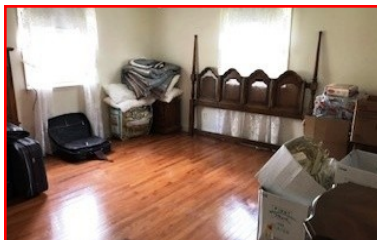
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REAL ESTATE SELLS FIRST AT 10 AM — FOLLOWED BY THE PERSONAL PROPERTY

AUCTIONEER'S NOTE: What a great home buying opportunity you have here ! Located in a well established neighborhood, within walking distance of the City Lake and Miller Park, close to doctors, hospital, shopping, churches and more, the McCarty house would be a great place to raise a family and it has been well maintained and updated. The old saying is that "opportunity only knocks once" and this could be it. If you are in the market for a nice home with a large lot, then we have what you are looking for. We invite you to look this property over prior to the auction, make any arrangements necessary and come to the auction, **Saturday, May 18 at 10:00 A.M.** prepared to **BID & BUY**. 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 JohnWayne Kessler.*



REAL ESTATE: A brick and vinyl sided split level house containing 5 bedrooms and 2 full baths plus 2 half baths. The main level features a nice entry foyer with hardwood floors, formal living room with fireplace and hardwood floors, dining room with hardwood floors, kitchen with breakfast area, hardwood floors, and a half bath. The upper level features 4 bedrooms (3 with carpet and 1 with hardwood floors), a full bath in the hall and a half bath in the master bedroom. The lower level has a large den with hardwood floors, full bath, the 5th bedroom with hardwood floors and a walkout to the attached garage. In addition there is a partial basement for storage. The house has central heat & air, a concrete patio, replacement windows and it has been well maintained and updated. This is a beautiful home in a super location and it is a must see. All on a large lot containing approximately 1.22 acres (new survey underway), with garden space, room to play and grow. **SUPER LOCATION** close to churches, shopping, doctors, hospital and more. **INSPECTION:** The auctioneers will show the house anytime by appointment. Call 270-465-7051, or attend **Open Inspection, Friday, May 10, from 4:30 P.M. to 5:30 P.M.** Your inspection is invited and appreciated.

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 2, 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.

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VAN & PERSONAL PROPERTY



VAN: 2006 Chrysler Town & Country Van, 73,809 miles.
FURNITURE: Antique oak dresser, dining table - 6 chairs & hutch, Buffet, china cabinet, 5 piece bedroom suite, 3 piece bedroom suite, wardrobe, jewelry cabinet, rocking chair, 2 arm chairs, 3 lamp tables, tables, cedar chest, chairs, quilt

rack, entertainment center, recliner, couch, arm chairs, folding tables, 3 bar stools, large cabinet, wicker child's rocker, cabinet, computer desk, flower stand, patio furniture. **APPLIANCES:** HP range, GE side by side refrigerator, Samsung front load washer & dryer, Dandy chest freezer, Antique refrigerator, TV, Emerson TV. **HOUSEHOLD - ANTIQUES - COLLECTIBLES:** old and antique glassware, Fostoria, Carnival glass, Coke trays, Coke glasses, approximately 29 Barbie dolls in boxes, 100's of Beanie Babies, salt & pepper shakers, Three Castle china, Dinnerware, glassware of all kinds, iron skillets, Fiesta, approximately 15 cookie jars, linens, suitcases, hats and hat boxes, pictures and picture frames, children books, glasses, pots & pans, Pyrex, home interior, craft items, tupperware, books, history books, figurines, red dishes, steam mop, Kirby vacuum, Eureka Vacuum, cook books, electric skillets, lamps, silver pieces, candy dishes, Stoneware, cruets, gold rim cups and punch bowl, lamps, toys and stuffed animals, 2 electric sewing machines, Christmas decorations. **TOOLS & MISCELLANEOUS:** Handicap electric scooter, small air compressor, Vinyl cutter, metal shelves, coolers, hoes, forks, shovels, extension cords, gas grill, van handicap cart carrier, swing.

Lots of miscellaneous items too numerous to mention.

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