

Auction

SATURDAY, DECEMBER 11, 2021 - 9:00 A.M. CST

WINFORD BEAMS ESTATE

HOUSE - BARN & 2.34 ACRES + 28 +/- ACRES - 2 TRACTS
FARM EQUIPMENT - TRUCK & PERSONAL PROPERTY

Auction Conducted At:

5332 MARSHALL RIDGE ROAD, GREENSBURG, KY
AUCTION SIGNS POSTED !



FOR AUCTION INFORMATION CONTACT:
JOHN M. KESSLER, PRINCIPAL REAL ESTATE BROKER & AUCTIONEER
JOHN WAYNE KESSLER, REAL ESTATE BROKER & AUCTIONEER
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HOUSE - BARN & 2.34 ACRES

5332 MARSHALL RIDGE ROAD, GREENSBURG, KY.

28 +/- ACRES - 2 TRACTS

BEAMS - PERKINS ROAD (OFF OF MARSHALL RIDGE ROAD), GREENSBURG, KY.

FARM EQUIPMENT - TRUCK & PERSONAL PROPERTY



AUCTION CONDUCTED AT: 5332 MARSHALL RIDGE ROAD, GREENSBURG, KY
FROM GREENSBURG OR CAMPBELLSVILLE, FOLLOW US 68 (CAMPBELLSVILLE / GREENSBURG ROAD) AND TURN ONTO MARSHALL RIDGE ROAD AND FOLLOW APPROXIMATELY 3.6 MILES TO THE BEAMS PROPERTY

MAKE PLANS TO ATTEND THIS AUCTION !

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HOMES - FARMS - ESTATES - ANTIQUES
PERSONAL PROPERTY - FARM MACHINERY
&
BUSINESS LIQUIDATIONS
"No Auction Too Large Or Too Small"

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REAL ESTATE SELLS 1ST AT 9:00 A.M. FOLLOWED BY THE FARM EQUIPMENT & PERSONAL PROPERTY

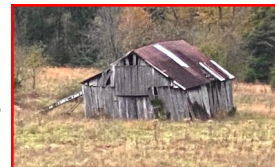


PARCEL #1 - 5332 MARSHALL RIDGE ROAD, GREENSBURG, KY
TRACT #1 OF THE CHRISTINE JUDD ESTATE FARM DIVISION - HOUSE & 2.3432 ACRES
PARCEL #1 WILL NOT BE GROUPED

2.3432 acres fronting on Marshall Ridge Road. This tract is improved with a 1-1/2 story vinyl sided house containing approximately 4 bedrooms (2 up & 2 down), bath, living room, eat in kitchen, cellar, propane gas heat, replacement windows and public water. Other improvements consist of a detached garage, a combination barn approximately 48'x48', more or less, a tool shed, and other miscellaneous out buildings. **INSPECTION:** The house is shown by appointment with the auctioneers or attend **Open Inspection, Friday, December 3, from 12 Noon to 1:00 P.M. CST.** Your inspection is invited and appreciated.

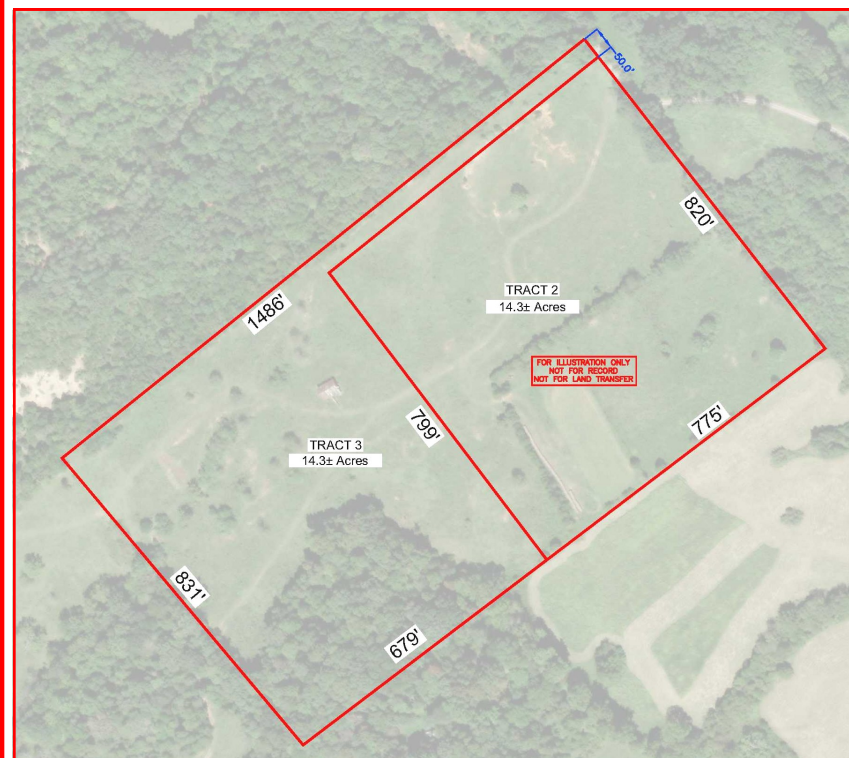
PARCEL #2 - BEAMS - PERKINS ROAD, GREENSBURG, KY - JUST OFF OF MARSHALL RIDGE ROAD (NEAR PARCEL #1)
28 +/- ACRES (NEW SURVEY UNDERWAY) SELLING IN 2 TRACTS WITH THE RIGHT RESERVED TO GROUP
BUY 1 TRACT, COMBINATION OF TRACTS OR AS A WHOLE USING OUR COMPUTER RUN MULTI-PAR SYSTEM

28 +/- acres (New Survey Underway) selling in 2 tracts with the right reserved to group. The Late Winford Beams Farm Division is located on Beams - Perkins Road, just off of Marshall Ridge Road and near Parcel #1.



This property lays level to rolling consisting of open land and some woods and it is ideal for livestock. There are several beautiful home sites. Improvements consist of an older barn in need of repairs. **TRACT#2:** 14.30 Acres fronting on Beams - Perkins Road. This tract has a nice building site and features open land with some wood land. **TRACT#3:** 14.30 Acres fronting on Beams - Perkins Road. This tract has both open land and wood land and would be a nice hunting tract. This tract also has the barn listed above. **INSPECTION:** The land can be inspected daily at your leisure. The auctioneers are available to answer questions at anytime. Call 270-465-7051. Your inspection is invited and appreciated.

BID & BUY
THE AUCTION WAY!



FARM EQUIPMENT & PERSONAL PROPERTY:



TRUCK: 1991 Ford Ranger.

FARM EQUIPMENT: John Deere 3020 tractor (tricycle, syncro), 10 ft. Bush Hog, 9 ft. 6030 Vermeer Disc Mower, New Holland 9ft. sickle mower, 2 - 16ft flat bed tobacco/hay wagons, gravity bed wagon, seed sower/fertilizer spreader, John Deere hay rake, 2 row tractor cultivators, 10 ft. disc, John Deere 3 bottom plow, 3 point hay bale spear, tractor post hole digger, single row potato plow, 2 row laying off plow, Highboy, trailer frame, single row potato plow, wooden hand dehorner, hay ring, set of 3 hydraulic tobacco baler boxes, set of 3 manual jack tobacco baler boxes, 2500 tobacco sticks, 3000 Series Cub Cadet lawn mower - HCS 3165 - 52" Cut, Lincoln electric AC 225 arc welder and welding equipment, 250 Stihl chainsaw, 61 Husqvarna chainsaw, Super 44 McCulloch chainsaw, plastic truck tool box, 8 HP portable generator, 120 air compressor, 220 air compressor, wheelbarrow.

HOUSEHOLD & APPLIANCES: Frigidaire refrigerator, Maytag washer and dryer, Amana range, 28" Orion TV, wooden dining table and 4 chairs, 2 door Cedar wardrobe with Mirrors, Cedar head board and bed frame, hospital bed, food tray for hospital bed, firewood box, bed frame, wooden swing, 2 end tables, entertainment center.

Lots of miscellaneous items too numerous to mention.

AUCTIONEER'S NOTE: If you are in the market for a home, home site, farm, investment property, hunting area, or looking to expand your current farming operation, we have what may be the perfect place for you. We invite you to look this property over before the auction, make any arrangements or inspections necessary and come prepared to **BID & BUY, Saturday, December 11 2021 at 9:00 AM. CST.** The farm equipment and personal property can be inspected one hour prior to the auction. Make plans to attend and bring a friend. *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 January 26, 2022. **FARM EQUIPMENT & 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, farm equipment 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.

WINFORD BEAMS ESTATE, OWNER — RANDALL BEAMS, EXECUTOR — WES BRIGHT, ATTORNEY

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