

AUCTION & REALTY

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AUCTION & REALTY CO. 304 EAST BROADWAY - P.O. BOX 271 CAMPBELLSVILLE, KY. 42719 270-465-7051

> **If You Need The Services Of A Professional Auctioneer,**

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HOMES - FARMS - ESTATES - ANTIQUES PERSONAL PROPERTY - FARM MACHINERY

BUSINESS LIQUIDATIONS "No Auction Too Large Or Too Small" First Class Mail

110 GRANDVIEW DRIVE, CAMPBELLSVILLE, KY

Ideal For A Personal Home Or For Rental / Investment



Personal Property: Juanita Shofner Estate, Owners, - Jane Milby, Executrix, - Rodger Cox, Attorney Real Estate: Aaron Shofner & Alayna Shofner, Owners

MAKE PLANS TO ATTEND THIS AUCTION !

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



304 EAST BROADWAY, CAMPBELLSVILLE, KY. - PHONE 270-465-7051 - "Successful Auctions Since 1938" -



HOUSE & LOT

2 Bedrooms - 1.5 Baths - Basement - 3 Detached Buildings

PERSONAL PROPERTY

2006 Mercury Car - Modern , Antique & Walnut Furniture - Antiques -Collectables - Guns - Household Items - Appliances - Tools - Miscellaneous Items



Principal Broker - Auctioneer

JOHN WAYNE KESSLER

Broker - Auctioneer

AUCTION CONDUCTED BY:



MARSHA ATWOOD Sales Assoc. - App. Auctioneer MIKE PRICE Sales Assoc. - Auctioneer "Keep Smiling Neighbor, Let Us Do The Crying"

Auction SATURDAY, JANUARY 29, 2022 - 10:00 A.M. Juanita Shofner Estate HOUSE & LOT + CAR & PERSONAL PROPERTY



110 GRANDVIEW DRIVE, CAMPBELLSVILLE, KY REAL ESTATE SELLS FIRST AT 10 A.M. - FOLLOWED BY THE PERSONAL PROPERTY REAL ESTATE: Aluminum sided ranch house containing 2 bedrooms, 1.5 baths, living room, eat in kitchen, hardwood, carpet and vinyl flooring, partially finished basement, central heat and air and an attached carport. Other improvements consist of: A shingle sided building approximately 18'x 20' with concrete floor and overhead door, a metal sided building approximately 24' x 24' with concrete floor, overhead door and attached shed, a concrete block building approximately 36'x 36', with concrete floor and overhead door. All on a lot approximately 150'x 150', more or less and zoned R-3. Ideal for a personal home or for rental/investment.

> ESTATE INSPECTION: The auctioneers will show the property by appointment 70-465-7051, or attend Open Inspection, Friday, January 14th from 4:00 P.M. to 5:00 • Your inspection is invited and appreciated.

PERSONAL PROPERTY INSPECTION: The personal property can be inspected 1 hour prior 🜌

PERSONAL PROPERTY:

CAR: 2006 Mercury Grand Marquis (1 owner, 4 Door, 37,398 miles).

GUNS: Springfield Model 83 – 22 cal., Remington 514 – 22 cal., Remington 550-1 -22 cal., Winchester Model 37 - 20 ga., Crescent Arms 410 ga, Mossberg Model 195 K-A - 12 ga., Taurus 330 - 38 Special. NOTE: FEDERAL FIREARM RULES AND BACKGROUND CHECKS DO APPLY ON ALL RIFLES. SHOTGUNS & PISTOLS. PICTURE ID REQUIRED. ALL GUNS WILL BE TRANSFERRED BY A FEDERAL FIREARMS DEALER AND A \$25.00 PER GUN TRANSFER FEE WILL APPLY. ALL GUNS WILL BE TRANSFERRED AND







MAKE PLANS TO ATTEND THIS AUCTION !

Dress For The Weather & Bring A Friend!

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BID & BUY THE AUCTION WAY!

FURNITURE: Antique pie safe, antique chest, antique pump organ, organ stool, antique wash stand w/mirror, antique dresser, antique meal & flour chest, antique Standard sewing machine, Mahogany Victrola & records, antique dish safe, antique rocker with life size doll, 5 pc Walnut cannonball bedroom suite (bed, dresser, chest, night stand & steps), 3 pc Walnut Reeded bedroom suite (bed, double dresser & night stand) large mirror with Walnut frame, Walnut entertainment center, handmade Walnut cupboard, 2 Walnut marble top end tables, Walnut table, Walnut guilt rack, Walnut Sconces, Walnut chest, Walnut gun cabinet, Walnut bathroom chest, Walnut wall quilt rack, marble top chest, 2 Oak quilt racks, Oak sugar chest, dough tray on stand, maple table, china cabinet, Doll cabinet, jewelry chest, Oak claw foot table & 4 chairs, special made couches, recliner, handmade Grandfather clock, magazine rack, Dogwood floor lamp, 2 sewing machines, lift chair, 3 tables.

APPLIANCES: Frigidaire range, HP refrigerator, Kelvinator chest freezer, Kelvinator side by side refrigerator, Speed Queen washing machine, Samsung dryer, microwave, small appliances.

ANTIQUES - HOUSEHOLD - MISCELLANEOUS: Antique and old dishes and glassware, Noritake china, depression glass, Carnival glass, Capodimote vase, Antique 2 Oak 8 day clock, antique coffee grinder, antique wall crank telephone with call bell, 1942 Sears guitar, large doll collection (includes a Princess Di, Gustave and Gretchen Wolff dolls), Quilts (Sue Bonnet Sue, Birds in the Lattis, Several Star quilts, Wedding Ring, others), George Washington bedspread, bottle collection, kerosene lamps, globe lamps, Samsung flat screen TV, Lazy Susan, skillets, bottles, pots and pans, cooking utensils, cook ware, butter molds, churns, pictures, metal safe, exercise machines.

LAWN & GARDEN: Exmark Quest zero turn mower (42" cut), 2 push mowers, garden tiller, yard sweep, weed eater, ladders, metal roofing, lumber, tool chest, furniture dolly.

Plus Lots Of Miscellaneous Items Too Numerous To Mention.

AUCTIONEER'S NOTE: Located in an established neighborhood, this well maintained home is convenient in every way, and it sells at public auction where you the buyer will determine the price. If you are in the market for a personal home or for rental/investment property, then be sure to look this property over before auction day and make any arrangements necessary and come prepared to BID & BUY, Saturday, January 29, at 10:00 A.M. The real estate will sell first. The personal property offers something for everyone and features many pieces of furniture made by the Late James Shofner. The personal property can be inspected 1 hour prior to the auction. 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 March 16, 2022. 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.

BID & BUY THE AUCTION WAY!

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