

Auction

SATURDAY, APRIL 9, 2022 - 10:00 A.M.

Clarence Colvin Estate

Auction Conducted: 4882 Hodgenville Road, Campbellsville, KY

Auction Signs Posted!

A Once In A Lifetime Land Buying Opportunity!

HOUSE & 22 +/- ACRES
111 +/- ACRES
FARM EQUIPMENT &
PERSONAL PROPERTY

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3 BR Brick Ranch w/basement - Barn - 2 Tracts
4882 Hodgenville Road, Campbellsville, KY

111 +/- ACRES

3 Barns - Open Land - Crop Land - Wood Land - Home Sites
Phillips Road, Campbellsville, KY

FARM EQUIPMENT &
PERSONAL PROPERTY

Car - Truck - 3 Tractors - Equipment - Furniture - Antiques -
Collectables - Household Items - Appliances - Tools - Miscellaneous Items



Clarence Colvin Estate, Owner - Cary Noe, Executrix - John Bertram, Attorney

MAKE PLANS TO ATTEND THIS AUCTION!

FOR AUCTION INFORMATION CONTACT:
JOHN M. KESSELER, PRINCIPAL REAL ESTATE BROKER & AUCTIONEER
JOHN WAYNE KESSELER, REAL ESTATE BROKER & AUCTIONEER
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PERSONAL PROPERTY:

Personal Property Inspection: The personal property can be inspected 1 hour prior to the auction.



REAL ESTATE SELLS FIRST AT 10 A.M. - FOLLOWED BY THE PERSONAL PROPERTY

133 +/- ACRES - SELLING IN 13 TRACTS WITH THE RIGHT RESERVED TO GROUP

BUY 1 TRACT, COMBINATION OF TRACTS OR AS A WHOLE PER LOCATION USING OUR COMPUTER RUN MULTI-PAR SYSTEM

Parcel #1: 4882 Hodgenville Road, Campbellsville, KY. - House - Barn & 19.50 +/- Acres.

22 +/- (new survey underway) acres fronting on KY Highway 210 and consisting of open crop land and pasture land with a creek and scattered woods. Improved with a brick ranch house containing 3 bedrooms, bath, kitchen, a large living room / dining room combination, and a unfinished basement. The house has central heat and air and public water. Other improvements consist of a combination barn approximately 60'x50' with an attached shed. This property will be offered in 2 tracts, with the right reserved to group. Tract #1: 15.40 +/- acres with the house and barn listed above. Tract #2: 6.60 +/- acres, all open land. Inspection: The land can be inspected daily at your leisure. The house is shown by appointment with the auctioneers or attend Open Inspection, Friday, April 1, from 4:00 P.M. to 5:30 P.M. Your inspection is invited and appreciated.



Parcel #2: Phillips Road, Campbellsville, KY. - 111 +/- Acres With 3 Barns



Vehicles: 2001 Mercury Marquis (247,734 miles), 2005 Ford Ranger (301,564 miles). Carport: portable 2 car carport. Farm Equipment - Tools & Hay: 5240 IH Tractor with cab & a BH 2846 QT loader, (4,291 hours, bucket & hay fork, dual outlets), JD 2940 tractor with JD 148 loader, (canopy, 6,926 hours), Farmall M-Tractor, Rhino batwing bushhog, NH 331

manure spreader, hay wagon, EZ Flow grain wagon, 20' gooseneck cattle trailer, 1996 Polaris 4-Wheeler, disk, IH 4 bottom steerable plow, front tractor weights, wood splitter, sprayers, misc. tools, air compressors, fence posts, woven wire, leaf blower, Stihl chain saw, small chain saw, hand tools, antique corn sheller, lantern, wagon wheel, pressure washer, 2 creep feeders, 2 fuel tanks, feed troughs, panels, approximately 200+ bales of 5' hay. **Antique & Modern Furniture:** RCA Victrola made by Victor Talking Machine Co. 1930's, wash stand, side board, small Walnut table, Walnut 3 drawer dresser with mirror, 2 Walnut 3-drawer dressers, child size Walnut bed and dresser, marble top table, Mahogany desk with chair, Oak curio cabinet with glass front doors, corner cupboard, Colonial Grandfather clock, Oak dining table with 2 leaves, 2 full size Cherry beds, small Cherry dropleaf table, couch, love seat, 2 recliners, marble top end tables and coffee table, 6 ladder back cane bottom chairs, small cabinet, bookcase, outdoor table and 2 chairs, rocking chair, numerous antique cane bottom chairs, chests: 1 large, 1 small hope chest. **Antiques - Collectables - Coca-Cola Collectables - Household:** Albums for Victrola-1940-1950's, quilts, old bowls (1-McCoy), wash board, oil lamp, floor lamps, vases, pottery, butter churn, coffee grinder, cuckoo clock, mirrors, 1881 water color print in Frame by R. Wheeler, milk cans, egg basket, antique toys (trucks, dolls, rocking horse, tricycles, Radio Flyer wagon, etc.), caps (dozens of Coca-Cola, Case International, etc.), Halloween decorations from 1930's-50's, Christmas decorations, National Geographic Full Years from 1934-1996, lots of misc. glassware, figurines, large cast iron pots, cast iron skillets, lots of dishes, glasses, Stainless Steel Flatware by Oneida 40 pcs., Stainless Steel Flatware by Oneida 18 pcs., flatware (21 pcs.) & (17 pcs), lamps, framed prints, Oak bread box, lots of books. M.A. Hadley Pottery: 62 +/- pieces (5 dinner plates, 3 salad plates, 7 dessert plates, 12 saucers, 5 large bowls, 9 cups, 1 mug, 3 medium bowls, 6 small bowls, 1 lg. and 1 small salt & pepper set, 1 butter lid, 6 misc. figurines, 1 large horse plaque, 1 small plate), Louisville Stoneware: 47 +/- pieces (7 cups, 1 mug, 1 gravy bowl, 7 saucers, 1 meat platter, 3 serving bowls, 2 sm. Bowl, 2 oblong bowls, 10 dinner plates, 1 salad plate, 8 dessert plates, 3 large canisters for sugar & flour), China: 62 pieces of Coalport Indian Tree China from England, misc. China pieces, Coke: dozens of Coca-Cola collectables, large Dr. Pepper Clock, Coca-Cola Clocks, Coke bottles. Appliances: Washer & Dryer, refrigerator, microwave, Speed Queen Wringer Washer, Early 1900's Propane gas Cooking Stove. Plus Lots Of Miscellaneous Items Too Numerous To Mention.

Auctioneer's Note: This could be a "Once In A Lifetime Land Buying Opportunity" for you to own all or a portion of this property. If you are in the market for a home, home site, farm, investment property, or looking to expand your current farming operation, this could 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, April 9, 2022 at 10AM. The farm equipment and personal property can be inspected one hour prior to the auction. Make plans to attend this auction 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 May 24, 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.

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111 +/- (new survey underway) fronting on Phillips Road and a Right of Way Easement. This property consists of open land, pasture land, some wood land and it is improved with 3 barns. Well water on tract 8 and public water available on Phillips Road. Improvements: (1) a metal sided barn approximately 44'x64'. (2) A grain bin. (3) a barn approximately 30'x40' plus an attached shed. (4) a older barn approximately 30'x24'. This property will be offered in 11 tracts with the right reserved to group. Tract #3: 11.08 +/- acres fronting on Phillips Road and a Right of Way Easement. Tract #4: 6.35 +/- acres fronting on a Right of Way Easement. This tract has barn #4 listed above. Tract #5: 4.93 +/- acres (wooded) fronting on Phillips Road. Tract #6: 9.03 +/- acres (mostly wooded) fronting on a Right of Way Easement. Tract #7: 10.67 +/- acres fronting on a Right of Way Easement. This tract has barn #3 listed above. Tract #8: 12.13 +/- acres fronting on Phillips Road. This tract has the barn and grain bin #1 & #2 listed above and it also has the water well. Tract #9: 14.17 +/- fronting on Phillips Road. Tract #10: 30.06 +/- acres fronting on Phillips Road. Tract #11: 3.49 +/- acres fronting on Phillips Road. Tract #12: 4.33 +/- acres fronting on Phillips Road. Tract #13: 4.74 +/- acres fronting on Phillips Road. 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.

Restrictions - Parcel #1 & #2 - All Tracts: No single wide or double wide manufactured homes. No modular homes. No campers or portable storage buildings used as a residence. No junk yards or salvage yards. No Hogs. No confinement poultry barns. No poultry processing plants. No saw mills or log yards. All tracts shall be restricted to agriculture and residential use, however an on site business would be allowed with a residence. No multi family housing. Barn type houses are allowed and if any part is used for a business then at least 70% of the building must be used as living space. Any homes built must be stick built on site and shall contain at least 1,200 sq. ft. of living space on the main floor, excluding garages. No solar farms.

BID & BUY THE AUCTION WAY!

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