

Auction

SATURDAY, APRIL 23, 2022 - 10:00 A.M.

Robert W. "Bob" Martin Estate

3302 SPURLINGTON ROAD, CAMPBELLSVILLE, KY

Located Off The New Lebanon Road On KY Highway 744. Auction Signs Posted!

27 +/- ACRES

2 Multi Use Buildings + Office / House

EQUIPMENT & TOOLS

12 Tractors - IH Dump Truck - 2 Pickup Trucks - 3 Trailers - Excavator - Skid Steer - Farm Machinery - Compost & Composting Equipment - Shop Tools & Misc.

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&
BUSINESS LIQUIDATIONS
"No Auction Too Large Or Too Small"



Robert W. "Bob" Martin Estate, Owner - Adam Martin, Administrator With The Will Annexed - John Bertram, Attorney

MAKE PLANS TO ATTEND THIS AUCTION!

FOR AUCTION INFORMATION CONTACT:
JOHN M. KESSLER, PRINCIPAL REAL ESTATE BROKER & AUCTIONEER
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REAL ESTATE SELLS FIRST AT 10 A.M.
FOLLOWED BY THE EQUIPMENT & TOOLS

REAL ESTATE: 27.0023 +/- acres fronting on KY Highway 744 (Spurlington Road). This property features both open land and wood land with some possible marketable timber. The property is improved with: (1) a metal sided office / house (previously used as an office and last used as a residence) featuring a living room / kitchen combination, 2 bedrooms, 1 bath and a laundry area. This building has electric baseboard heat and window air, laminate flooring, and public water. (2) A multi-use building with open sides being approximately 40' X 157' with a 15' x 40' enclosed shed and an open sided wing being approximately 30' X 84'. (3) A multi-use building with open sides



being approximately 30' X 80'. This property is suitable for many different uses and has previously been used as farmland, a sawmill, and most recently as a composting facility.

REAL ESTATE INSPECTION: The land can be inspected daily at your leisure. The auctioneers will show the house / real estate by appointment. Call 270-465-7051, or attend **Open Inspection, Friday, April 15, from 12:00 NOON to 1:30 P.M.** Your inspection is invited and appreciated.

PERSONAL PROPERTY INSPECTION: The personal property can be inspected 1 hour prior to the auction.

AUCTIONEER'S NOTE: If you are in the market for acreage with nice buildings, suitable for many uses, then your search is over with this property, and it sells at public auction where you the, buyer, will determine the price. Be sure to look this property over before auction day and make any arrangements necessary and come prepared to **BID & BUY, Saturday, April 23, at 10:00 A.M.** The real estate will sell first. The personal property features nice equipment and tools. The personal property can be inspected 1 hour prior to the auction. *We'll see you there! John and John Wayne Kessler.*

PERSONAL PROPERTY:

TRUCKS & TRAILERS: 1999 IH tandem dump truck (showing 63,076 miles, Automatic Allison transmission, 8.7 L motor, approx. 12 yard bed), 2008 Chevy extended cab truck (213,500 miles), 1983 Chevy pick up truck (project truck), 18' bumper hitch trailer, pintle hitch equipment trailer, 2 wheel trailer with spray, trailer frame.

TRACTORS: MF 231 tractor with canopy (2,235 hours), McCormick - Deering Farmall Regular (gray), McCormick - Deering Farmall F-20 (Red), McCormick - Deering Farmall F-12 (Red, single front wheel), 2 IH Farmall M, IH Farmall H, IH Farmall C, IH 140, IH F-AA, Farmall Cub LoBoy, Farmall Cub. (Note: Some of these older tractors are running and some are project tractors).

FARM EQUIPMENT: Hay Buster 2620 bale processor, NH 256 hay rake with dolly wheels, NI 402 hay rake with dolly wheels, John Deere 16A silage chopper, Vicor, Bush Hog & Kuhn disc mowers, 3 point disk, Badger silage box, 2 3pt hitch quick hitches, Grizzly 3 pt rotary mower, Cole corn planter, Woods belly mower, cultivators, 3 pt carry all, Cole side dressers, water tank on trailer, Pepec silage wagon, Badger silage wagon, NI silage wagon, Holland 2 row transplanter, 1 row transplanter, wheel disk frame, Holland 1 row transplanter.

COMPOSTING EQUIPMENT: HCL CT-12 compost windrow turner 12', Texmarc shaker-deck screener.

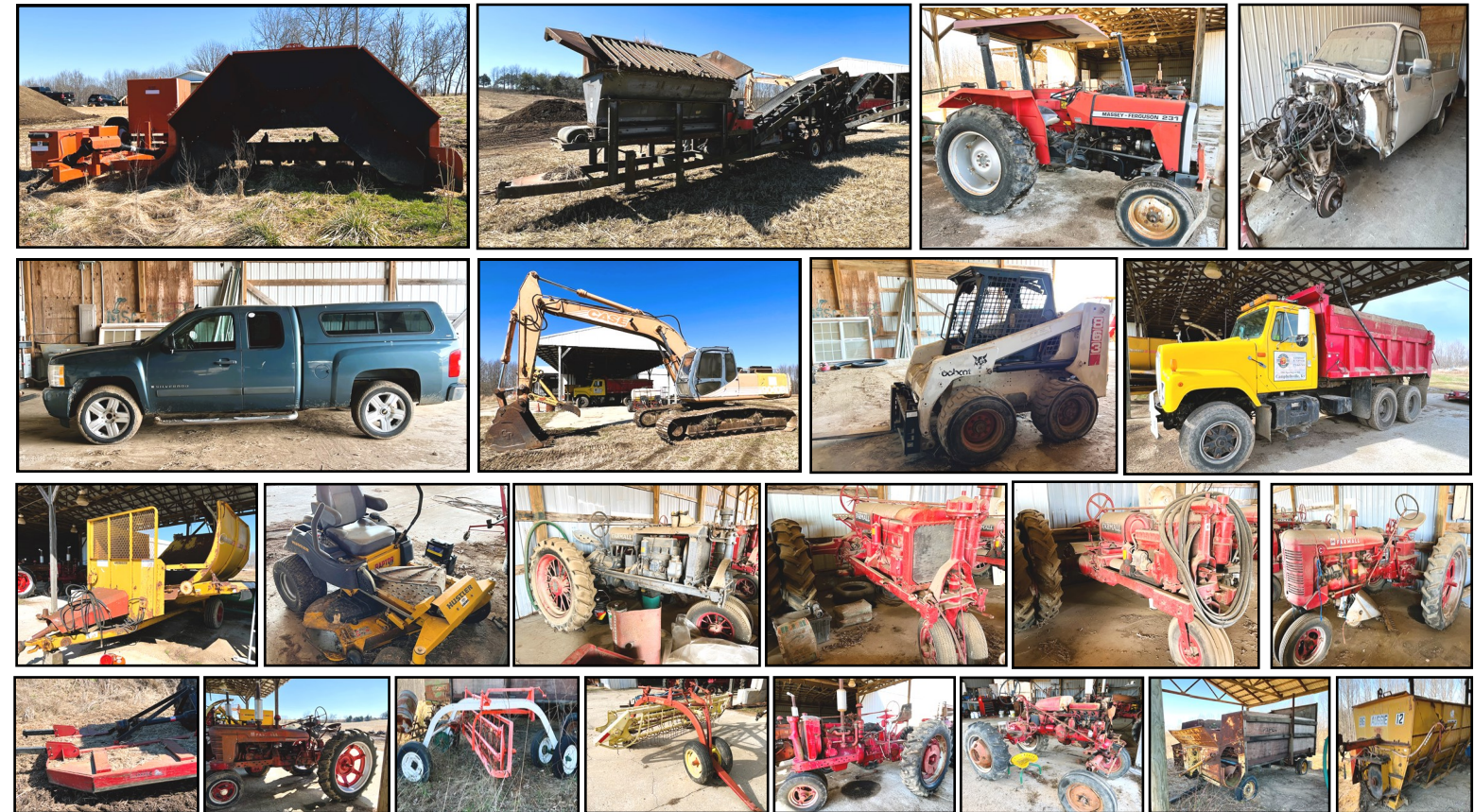
CONSTRUCTION EQUIPMENT: Case 9040B excavator 7,726 hours, Bobcat 863 Skid Steer with bucket, 2 sets of skid steer pallet forks, Knight spreader box.

SHOP & MISCELLANEOUS: fuel tank, pressure washer, Husky air compressor, Kobart welder, wrenches, miscellaneous tools, pipe, drywall lift, desk, tool boxes, windows and doors, metal trim, gas cans, wheel barrow, rubber belting.

LAWN MOWER: Hustler zero turn mower 60".

COMPOST & COMPONANTS: Approximately 530 +/- yards of (compost, unfinished compost & Mix - compost & top soil), 4 rows of compost (approximately 200 to 300 yards), approximately 2,500 +/- yards of aged saw dust. **NOTE:** Yard amounts are estimated and not guaranteed.

Plus Lots Of Miscellaneous 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. The balance due with delivery of deed on or before May 31, 2022. **PERSONAL PROPERTY:** Cash or good check with proper ID, or Visa/Master Card (limits apply and if service is available) 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.

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AUCTION CONDUCTED BY:



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