

# Auction

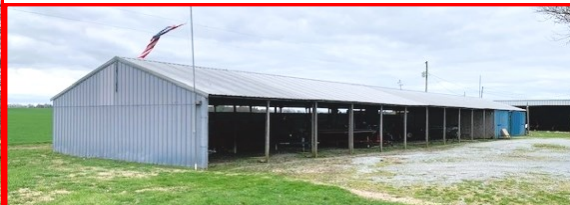
SATURDAY, APRIL 30, 2022 - 10:00 A.M.

HOUSE - BOAT STORAGE  
& 2+/- ACRES (+)  
PERSONAL PROPERTY

Mary Lou Corbin & The Late Richard Corbin

3555 OLD COLUMBIA ROAD, CAMPBELLSVILLE, KY

Located Off KY Highway 55 South (New Columbia Road) Near Green River Lake. Auction Signs Posted!



REAL ESTATE SELLS FIRST AT 10 A.M. - FOLLOWED BY THE PERSONAL PROPERTY  
2 +/- ACRES - SELLING IN 2 TRACTS WITH THE RIGHT RESERVED TO GROUP  
BUY 1 TRACT, OR BOTH TRACTS USING OUR COMPUTER RUN MULTI-PAR SYSTEM

**Real Estate:** 2 +/- acres (new survey underway) fronting on The Old Columbia Road improved with the following: (1) A stone and vinyl sided 1 1/2 story house containing 3 bedrooms (1 down and 2 up), 2 baths, living room, dining room, kitchen, den, plus a basement. The house has central heat & air on the main floor, electric baseboard heat upstairs, public water and a screened in back porch. Outside there is a carport approximately 19' X 19', more or less. (2) A boat storage building approximately 150' X 30', more or less with 11 open front bays and a enclosed shop/storage area. (3) a combination barn being 40' X 40', more or less. **Tract #1:** 1.01 acres, more or less fronting on the Old Columbia Road. This tract includes the house (#1) listed above. **Tract #2:** 0.98 acre, more or less fronting on the Old Columbia Road. This tract includes the boat storage and barn (#2 & #3) listed above.



**Personal Property: Boat:** 1984 Astroglass 16' bass boat with 115 Johnson motor. **Furniture:** 2 Cherry cannonball beds, Cherry acorn bed, Cherry corner cabinet, Cherry quilt rack, Cherry coffee table, Cherry table, twin bed, dresser, Cedar chest, 2 quilt racks, Cedar wardrobe, Oak wardrobe, straight back chair, table and 4 chairs, desk with bookshelf and chair, coffee table, table and chairs, 2 metal shelves, metal folding chairs, wooden cabinet. **Antiques - Collectables - Advertising Signs - Household:** Antique Clarks sewing box, antique butter churn, china, pots and pans, cookbooks, utensils, dishes, cutlery, Light up Signs, GPC cigarette, Joe Camel Clock, Joe Camel lighted clock, GPC lighted sign, Marlboro metal sign, Kool metal sign, Marlboro, Kool and Camel standing ashtrays, Dale Earnhardt signs and collectables, other Nascar collectables. **Appliances:** Frigidaire refrigerator, refrigerator, electric range, woodstove. **Tractor & Tools:** Farmall Super A with belly mower, Farmall Super A on Blocks (no Wheels or tires), Cub cadet 106 Riding mower with Hydraulics, Husqvarna Zero turn mower 5426, JD drag disk, Lawn aerator, Troybilt front tine tiller, Homelite leaf blower, Homelite hedge trimmer, Campbell Hausfeld air compressor, pipe wrenches, handsaws, levels. **Antique Tools & Fishing Equipment:** Shovels, rakes, hoes, pitch forks, car ramps, boomers, steel traps, dehorners, old cider press, cast iron pots, well buckets, hay hooks, Chuck-a-luk transplanter, nail kegs, cross cut saws, antique lanterns, sausage grinders, monkey wrenches, tobacco knives, old smoothing irons, corn knives, sheep shears, old oil can collection, 6 log chains, battery chargers, metal egg basket, table saw, scroll saw, sanders, saw horses, 3 old upright corn shellers, aluminum extension ladder, old tobacco baskets, Horse drawn plows, old reel type lawn mower, wooden chicken coops, numerous Vintage Abu Ambassador Garcia reels, some with leather cases, Vintage Penn Reels, 4 Ambassador 6000 rod and reel combos, numerous fishing rods and reels, numerous fishing lures, minnow tank with cooler and aerator, minnow baskets and buckets, Pink Lady planer boards, lots of vintage tackle and tackle boxes, coolers, Crappie fishing lures, Bass Fishing lures, Numerous vintage fishing lures. **Plus Lots Of Miscellaneous Items Too Numerous To Mention.**

**Auctioneer's Note:** If you are in the market for a home or investment property, 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 30, 2022 at 10AM. The 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 June 14, 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.

## FOR AUCTION INFORMATION CONTACT:

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JOHN WAYNE KESSLER, REAL ESTATE BROKER & AUCTIONEER  
MIKE PRICE, SALES ASSOCIATE & AUCTIONEER / LISTING AGENT

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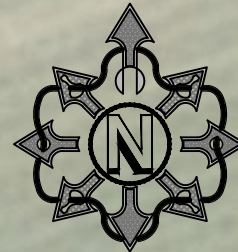
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"Keep Smiling Neighbor,  
Let Us Do The Crying"

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THE LATE RICHARD CORBIN  
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