

# Auction

SATURDAY, JUNE 25, 2022 - 10:00 A.M.

Mrs. Wilma Gaddie & The Late Rev. George Gaddie

**630 LEBANON AVENUE, CAMPBELLSVILLE, KY**

Auction Conducted On Site. - Auction Signs Posted !

## HOUSE & LOT

VINYL SIDED 1.5 STORY HOUSE  
LOCATED IN HISTORIC DISTRICT  
ZONED R-1



**IDEAL FOR A PERSONAL HOME  
OR FOR RENTAL / INVESTMENT.**

**A FIXER UPPER - IN NEED OF REPAIRS**

**Real Estate:** A 1 1/2 story vinyl sided house containing 4 bedrooms (1 down and 3 up), bath, living room, dining room and kitchen. The house has central heat & air on the main level with window air upstairs. This house has a charm of the past, future potential and it is conveniently located in the Lebanon Avenue Historical District. This house is in need of repairs and it would be ideal for a personal home or for rental / investment. The lot is approximately 57' X 175', more or less (new survey underway). Other improvements consist of a small metal storage building and a portable carport. **REAL ESTATE INSPECTION:** The auctioneers will show the property by appointment. Call 270-465-7051, or attend Open Inspection, Friday, June 17th from 12:00 NOON to 1:00 P.M. Your inspection is invited and appreciated.

**Auctioneer's Note:** Mrs. Gaddie and her late husband Rev. George Gaddie, purchased this property in 1996 and used it as rental property.

Mrs. Gaddie has decided sell this property at public auction where you the buyer will determine the price. We invite you to look this property over before auction day and to make any arrangements necessary and come prepared to **BID & BUY**, Saturday, June 25, at 10:00 A.M. *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 August 2, 2022. **Note:** A 10% Buyers Premium will be added to the winning bid on the real estate 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:

JOHN M. KESSLER, PRINCIPAL REAL ESTATE BROKER & AUCTIONEER  
JOHN WAYNE KESSLER, REAL ESTATE BROKER & AUCTIONEER

[www.kesslerauction.com](http://www.kesslerauction.com) 270 - 465 - 7051

AUCTION CONDUCTED BY:



# KESSLER

## AUCTION & REALTY CO.

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