

Auction

SATURDAY, JULY 16, 2022 - 10:00 A.M.

Douglas E. Cox Estate

1913 WISE ROAD, CAMPBELLSVILLE, KY

Located Off KY Highway 68 (New Lebanon Road) - Auction Signs Posted!

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

Real Estate: 5.03 +/- acres according to the deed of record fronting on Wise Road. This property has both open land and wood land and this area is home to wildlife of all kinds. The property has a manufactured home hookup already in place, complete with public water, electric and septic system. Improvements consist of a frame with metal siding barn approximately 28' X 40', more or less with a walk in door and a large track door, a pole barn with metal siding approximately 30' X 24' plus an attached 16' shed, all more or less. In addition there is a Z-lock storage building approximately 12' X 16' with electric and a wood sided storage building with added porch. There is also a well on the property. This property is suitable for many uses and has a beautiful view of the country side. **Inspection:** The land can be viewed daily at your leisure and the auctioneers are available to answer questions at any time. The auctioneers will be on site Friday, July 8. from 12 Noon to 1:00 P.M. Your inspection is invited and appreciated.

Personal Property: Tractor & Farm Equipment: Ford 2000 tractor (showing 2,680 hours), 2 bottom 3 pt plow, 3 bottom trailer plow, 8' +/- drag disk, trailer type bushog, 3pt cultivator. **Farm, Lawn & Shop Tools:** Dixie Chopper zero turn mower, Craftsman tiller, XL air compressor, Craftsman table saw, Porter Cable planer, delta radial arm saw, Porter Cable jointer, Drill, socket wrenches, jack, work bench, wrenches, jumper cables, air paint gun, bench grinder, 2 hand grinders, oil wrenches, hand saws, tree saw, gear pullers, punches, brace & bit, C-clamps, antique jack, blade sharpener, battery charger, electric cords, electric fence, seed spreader, Big Country shop fan,



Husquarvana and Poulan chain saws, 8' ladder, 50 gal sprayer, propane tanks, gas cans, Werner 10' ladder, fan, Craftsman shop vac, hoes, shovels, forks, back pack spray, iron fence posts, metal barrels, ladder, chick feeder, goat feeder and stanchion, pipe gates, pen, tractor front bumper, hitches, wheel barrow, steel wheels, barb wire, furniture clamps, 2 hydraulic cylinders, gate pins. **Furniture & Household:** 3 piece bedroom suite, kitchen table & 6 chairs, end and lamp tables, wood table, table & chairs, step stools, pots & pans, air fryer, glassware, cooking utensils, cups, glasses, dishes, bake ware, griddle, toaster, canning jars, canning lids and rings, quilting frames, towels and linens, handicap equipment, storage containers, chair covers. **Miscellaneous:** Master Forge grill, Masterbuilt smoker, fishing poles, sink, 10' X 10' pop up tent, Coleman cooler, car cleaner, work gloves, grass seed, lumber, 1 lot of Cherry lumber, Steelyard scales, tongs, 2 brass knobs, gooseneck hitch plate, dolly, bell, diabetic shoes, bandages and wound care supplies, diabetic insoles, O2 tubing, O2 tank dolly and tank bag, chucks, heating pads, CPAP machines, electric razor and trimmer. **Plus Lots Of Miscellaneous Items Too Numerous To Mention.**

Auctioneer's Note: If you are in the market for acreage, a hobby farm, a home site, 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, July 16, 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 August 30, 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.

Douglas E. Cox Estate, Owner - Kathy Pelly, Executrix - John Bertram, Attorney

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

AUCTION CONDUCTED BY:



KESSLER

AUCTION & REALTY CO.

304 EAST BROADWAY, CAMPBELLSVILLE, KY. - PHONE 270-465-7051

"Successful Auctions Since 1938"

JOHN M. KESSLER
Principal Broker - Auctioneer
JOHN WAYNE KESSLER
Broker - Auctioneer
MARSHA ATWOOD
Sales Assoc. - App. Auctioneer
MIKE PRICE
Sales Assoc. - Auctioneer
"Keep Smiling Neighbor,
Let Us Do The Crying"