

# Auction

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

Barbara Miller Estate  
30 ORIOLE LANE, CAMPBELLSVILLE, KY

Located Off Of Bear Track Road. Auction Signs Posted!

## HOUSE & LOT PERSONAL PROPERTY

Brick & Vinyl Sided - 3 Bedrooms - 1.5 Baths - Attached Garage  
Furniture - Appliances - Antiques - Collectables - Household & Tools

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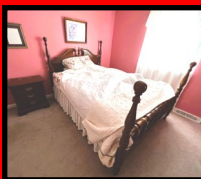
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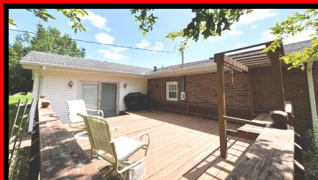
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MAKE PLANS TO ATTEND THIS AUCTION!



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Beautiful Home  
Super Location!

Owners: Barbara Miller Estate - Sherry Miller, Executrix - John Bertram, Attorney

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FOR AUCTION INFORMATION CONTACT:

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**PERSONAL PROPERTY**  
Furniture - Appliances - Antiques - Collectables - Household & Tools



### PERSONAL PROPERTY:

**Furniture:** Oak King bedroom suit w/ dresser, chest of drawers, Cherry Queen 4 poster bed w/dresser, chest of drawers and one night stand, couch, 2 wing chairs, 2 end tables, credenza, secretary, wood/wrought iron Café table w/2 chairs, hall/entry way table, Cherry drop leaf table w/ 2 Chairs, bar height table w/4 chairs, Bakers rack, 2 wrought iron bar stools, glider rocker, oversized chair w/ottoman, Upholstered rocking chair, 2 Cherry tall Colonial end tables, 2 large Flat Screen TVs, coffee table, folding tables w/chairs, patio table & chairs, wrought iron chairs.  
**Antiques - Collectables - Household:** Assorted Crystal Bowls, Glassware, serving ware and candy dishes, Partial set of China, assorted table lamps, Oil lamp converted to electric, 1 hanging light, assorted silk arrangements, tree, assorted cooking pots, pans, cooking utensils, large Mix of Knick Knacks, pictures, mirrors, pictures frames, rugs, holiday decorations, costume jewelry, miscellaneous linens, blankets, sheets, pillowcases, bed skirts, tablecloths, napkins, placemats, fans, DVD player. **Appliances:** Samsung range, Frigidaire refrigerator, Roper washer, White Westinghouse Dryer, White Westinghouse chest freezer. **Tools & Miscellaneous:** Craftsman tool box and chest, assorted hand tools, lawn & garden tools, aluminum extension ladder, electric edger, saw horses, hoes, forks, shovels, pressure washer, gas cans, jump box, battery charger, golf clubs.

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 and Lead Based Paint Waiver. The balance due with delivery of deed on or before September 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.

Owners: Barbara Miller Estate - Sherry Miller, Executrix - John Bertram, Attorney

**MAKE PLANS TO ATTEND THIS AUCTION !**  
**BID & BUY THE AUCTION WAY !**

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

**REAL ESTATE:** A 1 owner brick ranch house with a vinyl sided addition, containing 3 bedrooms and 1.5 baths. Enter through the front door into a nice entry foyer. On your left is a formal living room, and down the hall to your right is 3 nice size bedrooms, and a hall bath. The master bedroom has hardwood floor and a 1/2 bath with tile flooring. This home has a large kitchen with a built in dishwasher, microwave and beautiful Oak cabinets including a built in Oak desk. Off the kitchen is a dining room and a step down to an attached family room complete with a gas fireplace and built in TV cabinet. French doors from the den lead to a large attached deck. This home also has an attached garage with utility and storage room, hardwood, laminate and tile flooring, public water and central heat and air. The lot is approximately 100' X 150', more or less, and has a blacktop drive and out back is a small storage building. This is a well maintained home, ready for its new owner.

**REAL ESTATE INSPECTION:** The auctioneers will show the property by appointment. Call 270-465-7051, or attend **Open Inspection, Friday, July 22nd from 4:00 P.M. to 5:30 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 have been looking for a nice home, located in a super location and just minutes from down town, shopping, schools, churches and more, then your search is over with this property. This well maintained home is convenient in every way, 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, July 30, at 10:00 A.M.** The real estate will sell first. The personal property offers something for everyone and features many nice pieces of furniture, collectables and tools needed around the home. The personal property can be inspected 1 hour prior to the auction. *We'll see you there!*  
*John and John Wayne Kessler.*

VISIT OUR WEB SITE FOR ADDITIONAL PICTURES: [www.kesslerauction.com](http://www.kesslerauction.com) - Click On Auctions And Then Scroll Down To The Miller Auction.

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