

# Auction

SATURDAY, AUGUST 13, 2022 - 10:00 A.M.

Property From The Onia Abell & Johnnie Abell Estates

## 181 STEVENS COURT, CAMPBELLSVILLE, KY

Located Just Off The Old Lebanon Road (KY Highway 289). Auction Signs Posted !

### HOUSE & LOT & PERSONAL PROPERTY



**REAL ESTATE SELLS FIRST AT 10 A.M. - FOLLOWED BY THE PERSONAL PROPERTY**  
**REAL ESTATE:** A brick ranch house containing 3 bedrooms, 1.5 baths, living room, kitchen with ample cabinets and a dining area, and a family room. This home also has an attached garage, vinyl and carpeted flooring, public water and central heat and air. The lot is Lot #14 of Steven Court Subdivision and it is approximately 130' X 112', more or less, and has a blacktop drive, plus out back there is a small storage building. Conveniently located close to town, shopping, hospital, doctors and more. **REAL ESTATE INSPECTION:** The auctioneers will show the property by appointment. Call 270-465-7051, or attend Open Inspection, Friday, August 5th from 4:30 P.M. to 5:30 P.M. Your inspection is invited and appreciated.

**AUCTIONEER'S NOTE:** If you have been looking for a conveniently located home, then be sure to take a look at this property, and make any arrangements necessary and come prepared to BID & BUY, Saturday, August 13, at 10:00 A.M. This home sells at public auction where you the buyer will determine the price. The real estate will sell first. The personal property offers something for everyone and features many nice pieces of furniture, glassware and collectables. Johnnie and Onia were avid auction goers and purchased many nice pieces over the years. The personal property can be inspected 1 hour prior to the auction. We'll see you there! John M. Kessler & John Wayne Kessler .

**PERSONAL PROPERTY: GUNS:** Springfield model 67 12 gauge shotgun, Stevens model 15A 22 rifle, Durango 9 shot 22 pistol. NOTE: FEDERAL FIREARM RULES AND BACKGROUND CHECKS DO APPLY ON ALL RIFLES, SHOTGUNS & PISTOLS. PICTURE ID REQUIRED. ALL GUNS WILL BE TRANSFERRED BY A FEDERAL FIREARMS DEALER AND A \$30.00 PER GUN TRANSFER FEE WILL APPLY. ALL GUNS WILL BE TRANSFERRED AND PICKED UP BY THE BUYER AT THE FIREARM DEALERS LOCATION. **FURNITURE:** Corner China cabinet, Oak China cabinet, Oak curio cabinet, Maple bedroom suite (full size bed, double dresser, chest), Cherry footstool, Cherry table, Maple table, 5 piece bedroom suite (Queen bed, double dresser, chest, 2 night stands), Queen Oak bed with 2 night stands, Oak antique dresser, Cedar chest, Marble top coffee table & 2 marble top end tables, tall Cherry stand, large glass top table, Oak kitchen table & 6 chairs, round tables, bakers rack, TV, sectional couch with matching recliner, antique rocker, footed dough bowl, antique Oak picture frame, ash tray stand, Morse sewing machine in cabinet, stool, magazine rack, 2 bar stools, 3 book shelves, large mirror, tall side table, 2 brass & 2 wood sconce, chairs, mirrors, lawn chairs, metal porch rocker, wood shelves, file cabinets. **ANTIQUES - COLLECTABLES - HOUSEHOLD ITEMS:** antique vinegar cruets, Johan Haviland China (8 place setting w/serving pieces), china (8 place setting), White China (8 place setting w/serving pieces),



Carnival glass, large collection of Fenton glass, Crystal, Cranberry Kings Crown glasses, pottery, Depression glass, Milk glass, antique red glassware, lots of miscellaneous glassware, antique hat pins, assorted salt & pepper shakers, crochet table cloth, doilies & linens, kerosine lamps, 2 white milk glass lamps, 2 crystal lamps, antique lamps, porcelain doll, vacuum cleaner, crocks, churn, old whiskey bottle, quilts, blankets, bedspreads, Corning ware, Fire king bakeware, Pyrex, Chalk dog ash tray, large selection of framed Fred Thrasher and Don Ensor prints, other framed pictures, picture frames, chicken & angel figurines, what nots, wall décor, pots & pans, towels and linens, everyday dishes and glasses, silverware and miscellaneous serving tools, knife set, decorative canisters, wall clock, griddle, toaster oven, coffee pot, hot plate, electric roasting pan, iron, cordless telephone, clocks, pressure cooker, radios, ironing board, antique ironing board. **APPLIANCES:** Maytag stainless steel refrigerator, Maytag top load washer, Maytag dryer, 2 microwaves. **TOOLS & MISCELLANEOUS:** 2 step ladders, step stools, Oak nail keg, kerosene heater, vise, grinder, floor jack, air tanks, shovels, rakes, hoes, extension cords, light, wheel barrel, ax, cordless screw driver and drill, wrenches, grubbing hoe, chain saw, hedge trimmer, tool boxes, leaf blower, weed eater, flower pots, level, mail box, creeper, Skill saw, posthole diggers, brooms & mops, fans, water hoses, walkers, wheel chair, adjustable bath chair, tub chair. **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 27, 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: Regena & Richard Russell AND Brenda Callahan

#### 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.

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"

# Auction

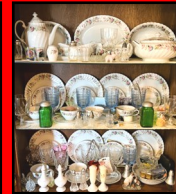
SATURDAY, AUGUST 13, 2022 - 10:00 A.M.

HOUSE & LOT &  
PERSONAL PROPERTY

Property From The Onia Abell & Johnnie Abell Estates

**181 STEVENS COURT, CAMPBELLSVILLE, KY**

Located Just Off The Old Lebanon Road (KY Highway 289). Auction Signs Posted !



**MAKE PLANS TO ATTEND THIS AUCTION !**



**KESSLER**  
AUCTION & REALTY CO.

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

**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"

"Successful Auctions Since 1938"

# KESSLER

**AUCTION & REALTY CO.**  
304 EAST BROADWAY - P.O. BOX 271

*First Class Mail*

**If You Need The Services  
Of A Professional Auctioneer,  
Discover What Many Already Know...**

**When You Hire  
KESSLER AUCTION & REALTY CO.  
You're Employing The Best!  
Give**

**John M. Kessler Or John Wayne Kessler  
A Call About Your Auction Needs  
270-465-7051**

**HOMES - FARMS - ESTATES - ANTIQUES  
PERSONAL PROPERTY - FARM MACHINERY**

**&  
BUSINESS LIQUIDATIONS**

**"No Auction Too Large Or Too Small"**