

Auction

SATURDAY, OCTOBER 29, 2022 - 10:00 A.M.

119 DAVIS STREET, CAMPBELLSVILLE, KY

Located Just Off South Central Avenue (KY Highway 70). Auction Signs Posted!

HOUSE & LOT
Lorene Oldson Estate

IDEAL FOR A PERSONAL HOME OR FOR RENTAL / INVESTMENT.



REAL ESTATE: Aluminum sided ranch house containing 2 bedrooms, bath, living room, kitchen with ample cabinets, gas range, refrigerator, and microwave. There is an attached carport with an adjacent laundry room complete with a washing machine. The house has a window air unit and gas floor furnace heat (replaced approximately 3 years ago). The metal roof is approximately 3 to 5 years old, and out back is a small storage building. The lot is approximately 60' x 140' with a concrete driveway. Ideal for a personal home or for rental / investment.

REAL ESTATE INSPECTION: The auctioneers will show the property by appointment. Call 270-465-7051, or attend Open Inspection, Friday, October 21 from 12 Noon to 1:00 P.M. Your inspection is invited and appreciated.

AUCTIONEER'S NOTE: If you have been looking for a personal home or for rental / investment property, we invite you to look this property over prior to the auction, and make any arrangements necessary and come prepared to BID & BUY, Saturday, October 29, at 10:00 A.M. This home sells at public auction where you the buyer will determine the price. *We'll see you there!* John M. Kessler & 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 November 29, 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.

Owners: Lorene Oldson Estate - Connie Atwood, Executrix - John Bertram, Attorney

MAKE PLANS TO ATTEND THIS AUCTION !
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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:



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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"

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AUCTION & REALTY CO.

**304 EAST BROADWAY - P.O. BOX 271
CAMPBELLSVILLE, KY. 42719
270-465-7051**

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