

# Auction

SATURDAY, NOVEMBER 19, 2022 - 10:00 A.M.

Dwight Spencer Wood Estate &  
The Former Property Of The Late Granville & Bernice Wood

## 131 SUNSET DRIVE, CAMPBELLSVILLE, KY

Located On The Corner Of Risen Avenue And Sunset Drive. - Auction Signs Posted!

### HOUSE & LOT PERSONAL PROPERTY



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

**REAL ESTATE:** Brick ranch house containing 3 bedrooms, 1 full bath and a partial half bath, living room, dining room, and an eat in kitchen. The house also has an attached garage, central gas heat and air, and it has hardwood floors (showing in 1 bedroom), carpet over hardwood in 2 bedrooms, dining room and living room and vinyl floors in the kitchen and baths. Out back there is a concrete patio. The lot fronts on Risen Avenue approximately 122' and fronts on Sunset Drive approximately 100', all more or less according to the deed. This home has belonged to the Wood family since The Late Granville & Bernice Wood purchased the property new in 1957. This is the first time in 65 years for this home to be offered to the public. **REAL ESTATE INSPECTION:** The auctioneers will show the property by appointment. Call 270-465-7051, or attend Open Inspection, Friday, November 11, from 4:00 to 5:30 P.M. Your inspection is invited and appreciated.

**AUCTIONEER'S NOTE:** This home is conveniently located in an established neighborhood with easy access to all of Campbellsville. We invite you to take a look at this property, and make any arrangements necessary and come prepared to BID & BUY, Saturday, November 19, 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 Cherry and modern furniture, glassware, and collectables. The personal property can be inspected 1 hour prior to the auction. We'll see you there! John M. Kessler & John Wayne Kessler. Visit our website for additional pictures: [www.kesslerauction.com](http://www.kesslerauction.com)



**PERSONAL PROPERTY: CHERRY & MODERN FURNITURE:** Cherry drop leaf dining table & 6 chairs, 2 Cherry twin beds, 5 Cherry lamp tables, Cherry round table, Cherry foot stool, 2 dough tray tables, couch & chair, rocker, stereo, small hutch, table & 4 chairs, ladder back chairs, TV stand, book case, arm chairs, rocker recliner, 2 chests, Modern Age sewing machine, mirrors, wicker chair & bench, desk/table, wrought iron furniture. **APPLIANCES:** Roper refrigerator, Gibson dryer, Samsung washer, Sharp microwave, Phillips flat screen TV. **MUSIC INSTRUMENTS:** Hampton upright piano, Violin (Antonius Stradivarius Cremonensis Faciebat Anno - 17), French horn. **ANTIQUES - COLLECTABLES - HOUSEHOLD - TOOLS & MISCELLANEOUS:** antique Walt Disney Bambi rocker, antique metal tricycle, Tiffin / Franciscan Moon & Stars Ruby punch set (tray, punch bowl & cups), Alford Meakin England pieces, stone jug, 2 pitcher & bowls, Alford Meakin

pitcher & bowl, old & antique glassware, 4 +/- preserve stands, kerosine lamp, Vasoline glass, green & pink glassware, Carnival glass, stained glass window, trunk, dolls, Simon Rogers Stainless silverware, glasses, Regulator wall clock, mantel clock, Knowles pieces, Stoneware, lamps, records, vases, coffee maker, pots & pans, cooking utensils, cookware, toaster, pressure cooker, small safe, fans, sprays, axe, hand tools, yard tools. **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 January 3, 2023. **PERSONAL PROPERTY:** Cash or good check with proper ID, or Visa/Master Card (with a 3% convenience fee) 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: Mr. & Mrs. Michael Wood / Dwight Spencer Wood Estate - Michael Wood, Administrator - Barry Bertram, Attorney

### 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

**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"

# Auction

SATURDAY, NOVEMBER 19, 2022 - 10:00 A.M.

Dwight Spencer Wood Estate &  
The Former Property Of The Late Granville & Bernice Wood

**131 SUNSET DRIVE, CAMPBELLSVILLE, KY**

Located On The Corner Of Risen Avenue And Sunset Drive. - Auction Signs Posted !

**HOUSE & LOT  
PERSONAL PROPERTY**



**MAKE PLANS TO ATTEND THIS AUCTION !**



**KESSSLER**  
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"

# KESSSLER

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

*First Class Mail*

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

**When You Hire  
KESSSLER 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"**