

# Auction

SATURDAY, MARCH 18, 2023 - 10:00 A.M.

**BUILDING & 1.80 ACRES**

Campbellsville Board Of Education

**1364 SOUTH COLUMBIA AVENUE, CAMPBELLSVILLE, KY**

Located Near Amazon & Just Off Of KY Highway 55 (The New Columbia Road). Auction Signs Posted !



**REAL ESTATE:** Steel frame building approximately 50' X 80', with metal siding and a brick veneer front. This building has a reception room, 2 private offices each approximately 11' X 15', 2 additional offices/work areas (1 approximately 19' X 24' and 1 approximately 14' X 32'), a service / work area approximately 30' X 42' with overhead door and walk in door, a furnace room, break room with built in cabinets, 2 restrooms, and a separate attached storage room. The building has a heat pump plus window air units. The lot contains approximately 1.80 acres, more or less (new survey underway) and fronts on South Columbia Avenue and also on Gaines Drive. The lot has both blacktop and gravel parking, and perimeter fence around the entire property plus fence around the building. This property is located adjacent to the City Limits of Campbellsville and it is suitable for many uses.

**REAL ESTATE INSPECTION:** The auctioneers will show the property by appointment. Call

270-465-7051, or attend Open Inspection, Friday March 10 from 12:00 NOON to 1:00 P.M. Your inspection is invited and appreciated.

**NOTE:** The Campbellsville Board of Education reserves the right to reject any and all bids and final approval by the Kentucky Department of Education is required.

**AUCTIONEER'S NOTE:** This steel frame building is suitable and adaptable for many uses. This property has frontage on both South Columbia Avenue and Gaines Drive with great visibility. The Campbellsville Board of Education has declared this property as surplus and it's being offered to you at public auction. We invite you to look this property over, and make any arrangements necessary and come prepared to make your best offer Saturday, March 18, at 10:00 A.M. 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. The balance due with delivery of deed on or before 45 days from the KDE approval of the sale. **NOTE:** A 10% Buyers Premium will be added to all winning bids 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.

Owners: Campbellsville Board Of Education - Kirby Smith, Superintendent

## 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

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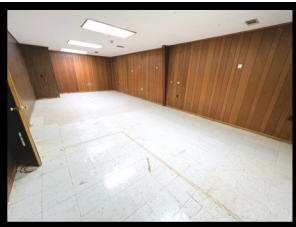
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**Make Plans To Attend This Auction !**




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