

Auction

SATURDAY, APRIL 15, 2023 - 10:00 A.M.

Bennie Minor & The Late J. W. Minor

248.80 +/- ACRES
FARM EQUIPMENT -
TOOLS &
PERSONAL PROPERTY

Auction Conducted: 600 John Minor Lane, Campbellsville, KY

Auction Signs Posted!

A Once In A Lifetime Land Buying Opportunity!



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2 Bedrooms, 1.5 Baths, Vinyl Sided House w/Basement -
Detached Garage - 3 Barns - Other Out Buildings

FARM EQUIPMENT -
TOOLS &
PERSONAL PROPERTY

Ford Truck - Equipment & Team Tools - Antique Tools - Furniture -
Collectables - Household Items - Appliances - Miscellaneous Items



KESSLER

AUCTION & REALTY CO.

304 EAST BROADWAY - P.O. BOX 271
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270-465-7051

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&
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MAKE PLANS TO ATTEND THIS AUCTION !

FOR AUCTION INFORMATION CONTACT:
JOHN M. KESSLER, PRINCIPAL REAL ESTATE BROKER & AUCTIONEER
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"Keep Smiling Neighbor,
Let Us Do The Crying"

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600 John Minor Lane, Campbellsville, KY
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Directions: From Campbellsville Follow US68 Approximately 6 miles, Turn Right Onto KY Highway 744, And Follow Approximately 4.50 Miles, Turn Right Onto John Minor Lane And Follow To The Minor Farm. OR, From Campbellsville, Follow KY Highway 70 to Mannsville, Turn Left Onto KY Highway 337 And Follow 0.60 Mile, Turn Left Onto KY Highway 744 And Follow 1.60 Miles, Turn Left Onto John Minor Lane And Follow To The Minor Farm.

A Once In A Lifetime Land Buying Opportunity!

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2 Bedrooms , 1.5 Baths, Vinyl Sided House w/Basement -
Detached Garage - 3 Barns - Other Out Buildings

**FARM EQUIPMENT -
TOOLS &
PERSONAL PROPERTY**

Ford Truck - Equipment & Team Tools - Antique Tools - Furniture -
Collectables - Household Items - Appliances - Miscellaneous Items

PERSONAL PROPERTY:

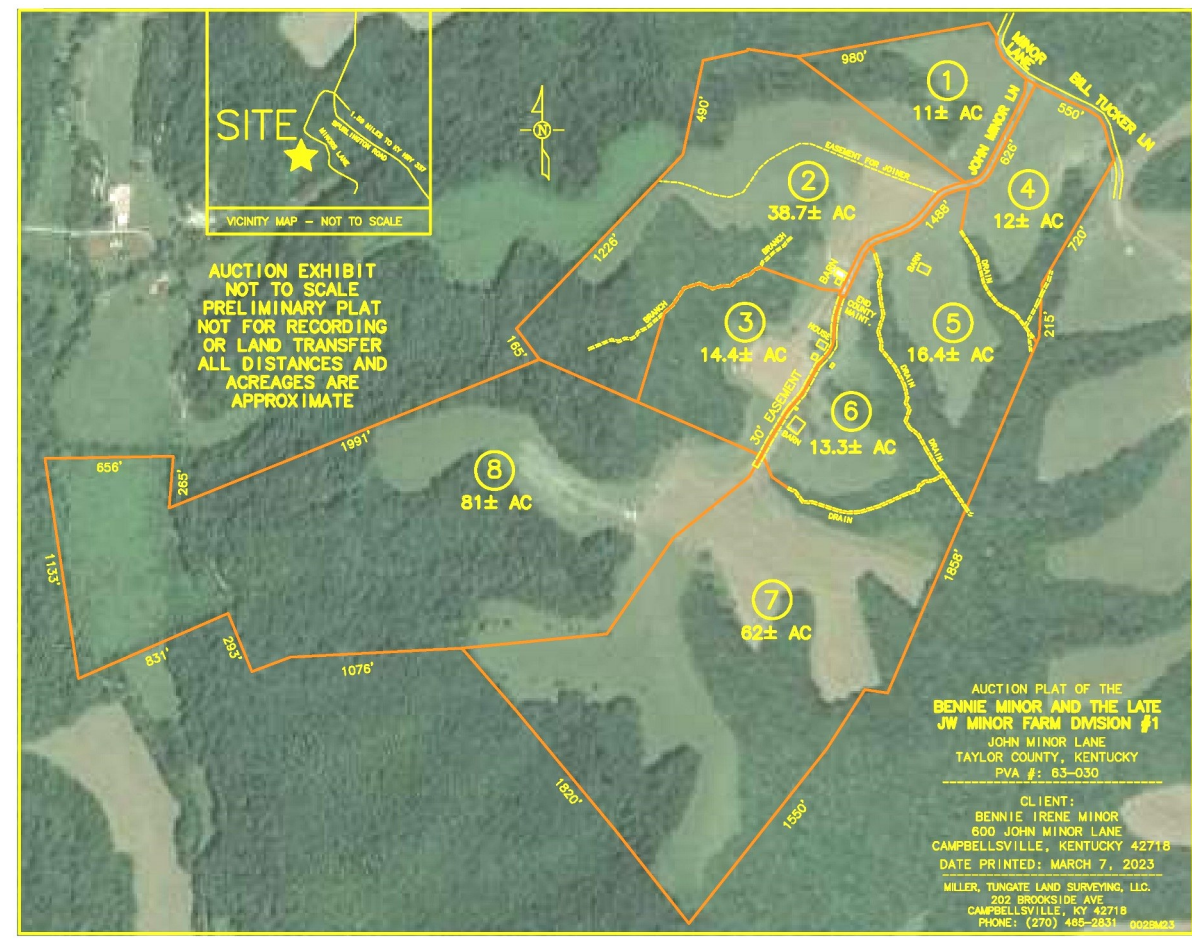
Personal Property Inspection: The personal property can be inspected 1 hour prior to the auction.



TRUCK: 1988 Ford F250 (2 wheel drive, 5 speed, been sitting for extended time). **FARM EQUIPMENT & TOOLS:** IH 12 hole wheat drill w/ grass boxes, Bush Hog 307 pull type mower, drag disk, cultipacker, 3 pt mowing machine, pond scoop, drag tobacco setter, 3 box and single box tobacco baler, team planter, 2 wheel trailer, Clay Forge, bench grinder, bell jacks, sausage grinder, Antique Boynton & Plummer drill press, 2 fuel tanks, 4 lots tobacco sticks, Troy Bilt 42" riding mower. **HOUSEHOLD - APPLIANCES - MISCELLANEOUS:** Frigidaire flat top range, Frigidaire refrigerator, dining table & 6 chairs, arm chairs, tables, rocking chair, La-Z-Boy recliner, bed, couch & loveseat, coffee table, table & chairs, baby bed, coolers, luggage, books, puzzles, small appliances, picture frames, exercise bike, Fisher price toys, metal farm toys. **Plus Lots Of Miscellaneous Items Too Numerous To Mention.**



REAL ESTATE SELLS FIRST AT 10 A.M. - FOLLOWED BY THE PERSONAL PROPERTY
248.80 +/- ACRES - SELLING IN 8 TRACTS
WITH THE RIGHT RESERVED TO GROUP
BUY 1 TRACT, COMBINATION OF TRACTS OR
AS A WHOLE USING OUR COMPUTER RUN MULTI - PAR SYSTEM
OPEN LAND - WOOD LAND - PASTURE & CROP LAND -
SOME MARKETABLE TIMBER - HOME SITES -
PICTURESQUE VIEWS - OUTDOORSMAN / HUNTERS PARADISE



THE MINOR FARM: 248.80 +/- acres (new survey underway) fronting on John Minor Lane, Bill Tucker Lane and a Private Roadway Easement. This property consists of open land, wood land with some marketable timber and it is improved with a house, 3 barns and other necessary out buildings. The FSA office shows the farm containing 282 acres with 131 acres of cropland and a 15.40 acre corn base. This property is very picturesque and has many beautiful home sites. Wildlife of all kinds calls this area home. Public water comes in off of Highway 744 on to John Minor Lane and then a private line feeds the house. Improvements: (1) A vinyl sided house built in approximately the early 1990's containing, 2 bedrooms (1 has his and hers closets), 1.5 baths, an eat in kitchen, nice den or dining room, a large utility room with sink and storage, an unfinished walkout basement with a shower. The house has central heat & air, public water and a wood stove. (2) A detached garage with a partially finished room. (3) A Feed / combination barn approximately 60' X 40', more or less. (4) A combination barn approximately 36' X 60', more or less, with horse stalls on the sides. (5) A small shed. (6) A Tobacco barn with attached sheds being approximately 70' X 60', more or less. **The farm will be offered in 8 tracts with the right reserved to group.** **TRACT #1:** 11 +/- acres fronting on John Minor Lane. **TRACT #2:** 38.70 +/- acres fronting on John Minor Lane. This tract is improved with barn #4 and the shed #5 listed above. **TRACT #3 - HOUSE TRACT:** 14.40 +/- acres fronting on John Minor Lane and a Private Roadway Easement. This tract is improved with the house #1 and the garage #2, listed above. **TRACT #4:** 12 +/- acres fronting on Bill Tucker Lane & John Minor Lane. **TRACT #5:** 16.40 +/- acres fronting on John Minor Lane. This tract is improved with barn #3 listed above. **TRACT #6:** 13.30 +/- acres fronting on John Minor Lane and a Private Roadway Easement. This tract is improved with barn #6 listed above. **TRACT #7:** 62 +/- acres fronting on a Private Roadway Easement. **TRACT #8:** 81 +/- acres fronting on a Private Roadway Easement. **RESTRICTIONS:** No junk yards or salvage yards. No saw mills. No log yards except for the yarding of logs cut on this property pending removal. No single wide manufactured homes. Double wide manufactured homes shall be allowed provided that they are placed on a permanent foundation and that they are no older than 3 years of age at the time of placement on the property. **INSPECTION:** The land can be inspected daily at your leisure. The house can be inspected by appointment with the auctioneers, call 270-465-7051 or attend Open Inspection Friday, April 7, from 10:00 AM to 12 Noon. The auctioneers are available to answer questions at anytime by calling 270-465-7051.

AUCTIONEER'S NOTE: This farm has been in the Minor family for several generations and this could be a "Once In A Lifetime Land Buying Opportunity" for you to own all or a portion of this property. If you are in the market for a home, home site, farm, investment property, or looking to expand your current farming operation, this could be the perfect place for you. We invite you to look this property over before the auction, make any arrangements or inspections necessary and come prepared to BID & BUY, at absolute auction, Saturday, April 15, 2023 at 10AM. The farm equipment and personal property can be inspected one hour prior to the auction. Make plans to attend this auction and bring a friend. We'll see you there! *John and 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 May 30, 2022. **Personal Property:** Cash or good check with proper ID, or Visa/Master Card (with a 3% / \$3.00 minimum 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.



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