

Auction

SATURDAY, APRIL 29, 2023 - 10:00 A.M.

Madeline Allen Estate & The Late Franklin Allen

354 Wildwood Way, Campbellsville, KY

Located Just Off Of Davis Road - 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 2 large bedrooms, bath with W/D hookup, living room, kitchen w/range and dishwasher and attached dining area w/a walkout to a screened in covered deck, PLUS a drive in / walkout basement w/a large finished bonus room with fireplace and a full bath. The property consist of 2+ lots in Wildwood Acres Subdivision (new survey underway). Other improvements consist of a Z-lock storage building and other storage sheds. **REAL ESTATE INSPECTION:** The auctioneers will show the property by appointment. Call 270-465-7051, or attend Open Inspection, Friday, April 21, from 4:00 to 5:30 P.M. Your inspection is invited and appreciated.

AUCTIONEER'S NOTE: We invite you to take a look at this property, and make any arrangements necessary and come prepared to BID & BUY, Saturday, April 29 at 10:00 A.M. This home sells at absolute auction where you, the buyer, will determine the price. 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



PERSONAL PROPERTY - PARTIAL LIST ONLY: FURNITURE: solid cherry bedroom set (dresser with mirror, headboard, footboard, 2 night stands, high boy), 2 antique wardrobes, pine dining room set

(hutch, table with 2 leaves, 6 chairs), small rolltop desk, 2 power lift recliners, blanket chest, 2 media consoles/stands, storage cabinets, 2 porcelain/enamel top tables, book cases, patio set, traditional sofa-blue tweed. **ANTIQUES - COLLECTIBLES - GLASSWARE & MISCELLANEOUS:** antique oil lamps, antique clocks (1 wind up, 1 electric), beer steins, depression glass, cut crystal glass, antique baskets, AVON glass collectibles including red glass dinnerware, Fenton glass collectibles, Pyrex bakeware, framed prints, misc. dishware, pottery, vases, photo frames. **APPLIANCES:** Samsung washer and dryer, Kenmore refrigerator, Whirlpool refrigerator, Frigidaire freezer, microwave, Saturn wood stove. **TOOLS:** grinder, table saw, lathe, hand tools, hand planer, scroll saw, oil cans, furniture clamps, small air compressor, weed eater, Craftsman 5hp wood chipper, garden tools, radial arm saw, jacks, Wizzard front tine tiller, yard tools, shop 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 June 13, 2023. **PERSONAL PROPERTY:** Cash or good check with proper ID, or Visa/Master Card (with a 3% convenience fee - \$3 minimum) 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.

Madeline Allen Estate, Owners - Paul & Thomas Allen, Co-Executors - Mackenzie Despain, Attorney

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:



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, APRIL 29, 2023 - 10:00 A.M.

Madeline Allen Estate & The Late Franklin Allen

**HOUSE & LOT
PERSONAL PROPERTY**

354 Wildwood Way, Campbellsville, KY

Located Just Off Of Davis Road - Auction Signs Posted!



Make Plans To Attend This Auction !

 	 AUCTION & REALTY CO.	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"
304 EAST BROADWAY, CAMPBELLSVILLE, KY. - PHONE 270-465-7051 "Successful Auctions Since 1938"		



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
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"