

Auction

SATURDAY, MAY 13, 2023 - 10:00 A.M.

Garland C. Wright Estate

904 MAPLEWOOD DRIVE, CAMPBELLSVILLE, KY

Located In Meadow Brook Subdivision - 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, 1.5 bathrooms, living room, kitchen with attached dining room, den, and an attached garage. The house has central heat and air, along with a concrete patio out back. The lot is approximately 100' by 115'. **Real Estate Inspection:** The auctioneers will show the property by appointment. Call 270-465-7051, or attend Open Inspection, Friday, May 5, 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, May 13 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: Truck: 1998 Ford Ranger Extended Cab Pickup Truck. **Furniture:** Cherry bed - dresser and table, Maple bed & dresser, queen/full bed - dresser & night stand, Maple table & chairs, TV or microwave cart, desk, corner hutch, couches, chairs, coffee & end tables, curio cabinet, small tables, cedar chest, leather foot stool. **Appliances:** small freezer, dryer, range, refrigerator. **Antiques - Collectables - Household:** pocket knives, watches, trunk, porcelain dolls, Carnival glass, 1/2 gallon jars, Blue Corning Ware, baking items, Vision Ware cooking set, assortment of glassware, pitchers, glasses, bowls, cooking utensils, pots & pans, irons, lamps, Oster kitchen center (mixer / chopper), microwave, toaster oven, coffee pots, crock pots, mixers, bowls, stainless cooking pans, iron skillets, pressure cooker, sewing machine, air conditioners, VCR, Cassette player, heaters, file cabinet, luggage, fans, scanners. **Camping & Fishing Tools:** fillet knives, fishing poles, rods & reels, tackle boxes, lures, minnow buckets, baskets, nets, waders, sleeping bags, tents, coolers. **Tools & Miscellaneous:** air compressor, auto ramps, tool chests, tool boxes, battery charger, flat tool boxes, small hand tools, hammers, pliers, wrenches, socket wrenches, sockets, saws, circular saw, jig saw, Saber saw, hand saws, drills, drill bits, polisher, disk sanders, power wrench, bench press, Stihl weed eaters, hedge trimmer, rakes, shovels, hoes, post hole diggers, axe, picnic table, grills. **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 28, 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.

Garland C. Wright Estate, Owner - Judy Reynolds, Executrix - Adam Stearman, 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

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"Keep Smiling Neighbor,
Let Us Do The Crying"

Auction

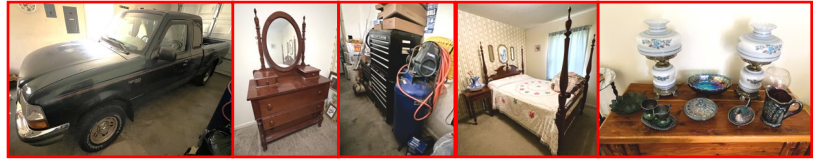
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Make Plans To Attend This Auction !

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