

Auction

SATURDAY, JUNE 10, 2023 - 10:00 A.M.

Shirley Rucker Estate

322 Beechwood Drive, Campbellsville, KY

Located In Stonegate Subdivision Just Off Of Lebanon Avenue - 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 and 2 baths. This home features a living room / dining room combination, family room with walkout to a covered patio, kitchen with breakfast area, utility room, 3 bedrooms (master has a bath with shower), an additional bath with tub, and an attached garage. This home has a new roof that was installed in April 2023, central heat and air installed in approximately 2010, replacement style double pane windows, and a concrete driveway. Out back is 2 storage buildings. The lot is Lot #16 of Stonegate and has approximately 100' of frontage on Beechwood Drive. **Real Estate Inspection:** The auctioneers will show the property by appointment. Call 270-465-7051, or attend Open Inspection, Friday, June 2, from 4:00 to 5:30 P.M. Your inspection is invited and appreciated.

Auctioneer's Note: Located in Stonegate, this property is convenient in everyway. We invite you to take a look at this property, and make any arrangements necessary and come prepared to **BID & BUY**, Saturday, June 10 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: La-Z-Boy recliner, 4 pc bedroom suite, Secretary, bed, 2 lift chairs, bar stools, tables, couch & love seat, large Sanyo TV, TV console, shelves, love seat, large glass curio cabinet, couch, arm chairs, TV cabinet, Sanyo TV, floor lamp, coffee table, end tables, lamp tables, jewelry chest, book case, quilt rack, sewing machine, mirror. **Appliances:** microwave, Maytag range, Frigidaire side by side refrigerator. **Antiques - Collectables - Household & Miscellaneous:** Banjo, harmonica, watches, pocket knives,

antique glassware, several collectables, pictures & picture frames, lamps, coffee pot, small appliances, silver pieces, dishes, pots and pans, cooking utensils, large doll collection, Norleanes pieces, figurines, antique 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 July 25, 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.

Shirley Rucker Estate, Owner - Gregory Kilburn & Michelle Cobb, Co-Executors - John Bertram, 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:



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