

Auction

SATURDAY, JUNE 24, 2023 - 10:00 A.M.

Osborne Family

1400 SALOMA ROAD, CAMPBELLSVILLE, KY

Located At The Corner Of Saloma Road & Bennett Lane - Auction Signs Posted !

**HOUSE & LOT
PERSONAL PROPERTY**



REAL ESTATE SELLS FIRST AT 10 A.M. - FOLLOWED BY THE PERSONAL PROPERTY BRING A FRIEND - THERE WILL BE 2 AUCTIONS RUNNING AT THE SAME TIME !

Real Estate: Brick and aluminum/vinyl sided ranch house containing 2 or 3 bedrooms, 2 baths (1 with tub and 1 with shower), living room, kitchen with built in dishwasher and breakfast area, dining room, partially finished basement with kitchenette and bonus room. The house has central heat and air, and an attached carport. Other improvements consist of an aluminum sided detached garage with overhead door and 6 detached storage buildings. The lot contains approximately 0.748 acre, more or less.

Real Estate Inspection: The auctioneers will show the property by appointment, call 270-465-7051, or attend Open Inspection, Friday, June 16, from 4:00 to 5:00 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, June 24 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

2 Auctions Will Be Running At The Same Time - So Bring A Friend !

Truck: 1991 Ford Ranger extended cab 4x4 pickup truck (4.0, auto). **Furniture - Household - Antiques & Collectables - Appliances:** Walnut full size bedroom suite, Oak 3 drawer dresser, 10" dining table with 10 chairs, curio cabinet, clocks, Kirby vacuum cleaner, mirrors, lamps, cooking utensils, globe lamp, pots and pans, porch swings, records, oil lamps, GE freezer, GE self cleaning range and lots and lots of other items too numerous to mention. **Lawn Mowers & Tools:** Snapper Zero turn mower, Ford 140 riding mower, Murray GT riding mower, Cub Cadet 44" mower, Ariens 48" 21hp zero turn mower, Snapper 20 hp 48" Country Clipper, Simplicity riding mower, MF riding mower, Antique Ariens mower, Toro snow blower, 6' x 12' utility trailer, 4' x 6' utility trailer, 4' x 8' trailer with utility box, Spray Boss pressure washer, Toro industrial gasoline vacuum, numerous side shaft and vertical lawn mower engines, numerous push mowers & tillers, hydraulic hoses, 4 ton central air unit, topper for a Ford Ranger truck, trailer lights, lawn mower starters and generators, shovels and rakes, 2 old drill presses, numerous electric motors, 220 inverter, several bicycles, tractor wheel weights, tool boxes, lots of hand tools, aluminum 4 wheeler ramps, mobility carrier for truck, miter saw, metal band saw, hydraulic engine hoist, IR air hoist, several drill presses, several vises, numerous air compressors, new hydraulic wench, air car lift, new 11 hp electric start gas motor - side shaft, Craftsman tool box and tools. **Plus Lots & 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 August 4, 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.

Real Estate Owned By: Mr. & Mrs. Ricky Osborne, Mr. & Mrs. Richard Douglas & Connie Thompson - Personal Property Owned By: Ricky Osborne & Shelly Douglas

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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MIKE PRICE
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"Keep Smiling Neighbor,
Let Us Do The Crying"

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Make Plans To Attend This Auction !

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