

Auction

SATURDAY, SEPTEMBER 21, 2019 - 10:00 A.M.

**SAM CRAWLEY
REAL ESTATE & PERSONAL PROPERTY**

6413 OLD LEBANON ROAD, CAMPBELLSVILLE, KY

LOCATED AT THE CORNER OF OLD LEBANON ROAD AND PLEASANT HILL CHURCH ROAD - AUCTION SIGNS POSTED!

**REAL ESTATE SELLS FIRST AT 10AM - FOLLOWED BY THE PERSONAL PROPERTY
IDEAL FOR A PERSONAL HOME OR FOR RENTAL / INVESTMENT**



REAL ESTATE: A vinyl sided house with an attached 1995 Clayton manufactured home containing a total of 4 bedrooms, 3 baths, on 1.11 acre corner lot. The manufactured home contains 3 bedrooms (large master) and 2 baths (master bath has tub and shower), living room with electric log fireplace, kitchen, dining room, utility room, central heat & air, and an enclosed back porch. The connection area contains 1 room with a loft. The house contains a living room with a wood heating stove, 1 bedroom (no closet) with electric wall heat, bonus room, bath and an enclosed porch. Other improvements consist of 2 detached storage buildings and a small pond. The lot contains 1.11 acres and fronts on the Old Lebanon Road and on Pleasant Hill Church Road. **INSPECTION:** The auctioneers will show the real estate anytime by appointment. Call 270-465-7051, or attend **Open Inspection, Friday, September 13, from 4:30 P.M. to 5:30 P.M.** Your inspection is invited and appreciated.



AUCTIONEER'S NOTE: Mr. Crawley has moved to an apartment and has decided to sell his property at public auction, where you determine the price. If you are in the market for a personal home, rental / investment property, then we invite you to look this property over before auction day. Make any arrangements or inspections necessary and come prepared to **BID & BUY, Saturday, September 21, at 10:00 A.M.** The personal property can be inspected 1 hour prior to auction. Make plans to attend this auction, and bring a friend. *We'll see you there! John and John Wayne Kessler.*

PERSONAL PROPERTY: portable carport, portable storage building approx. 10'x20', Dixon zero turn mower, Frigidaire refrigerator, Whirlpool range, Whirlpool washer, HP dryer, dining table and 4 chairs, 4 dining chairs, buffet, jewelry cabinet, curio cabinet, china cabinet, 2 armoires, 3 glider rockers, 3 recliners, sectional couch, pedestal oak coffee table, 3 book cases, bed, 2 hutches, drop leaf table, file cabinet, media cabinet, small desk, dishes, rugs, lamps, mirrors, pictures, Christmas decorations and items, and outdoor furniture. **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 November 5, 2019.

PERSONAL PROPERTY: Cash or good check with proper ID, or Visa/Master Card 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.

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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304 EAST BROADWAY, CAMPBELLSVILLE, KY. - PHONE 270-465-7051

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