

Auction

SATURDAY, NOVEMBER 11, 2023 - 10:00 A.M.

Janet Rafferty

802 West Main Street, Campbellsville, KY

Auction Signs Posted !

HOUSE & LOT
PERSONAL PROPERTY



REAL ESTATE SELLS FIRST AT 10 A.M.
FOLLOWED BY THE PERSONAL PROPERTY

IDEAL FOR A PERSONAL HOME OR
FOR RENTAL / INVESTMENT

Real Estate: Stone sided ranch house containing 3 bedrooms, bath, kitchen, dining room, living room, unfinished basement with washer/dryer hookup, central H/A (furnace approximately 7 years old, air currently not working), and an attached garage. Out back there is a concrete patio and a small detached storage shed. All on a lot approximately 75' X 150', more or less with mature shade. Real Estate Inspection: The auctioneers will show the property by appointment. Call 270-465-7051, or attend Open Inspection, Friday, November 3, from 12:00 Noon to 1:00 P.M. Your inspection is invited and appreciated.

Auctioneer's Note: This property is conveniently located, close to churches, schools and easy access to all of Campbellsville. Ideal for a personal home or for rental/

investment, this home is ready for your personal touches. Ms. Rafferty has moved out of state and has decided to sell her home absolute auction where you, the buyer, will determine the price. We invite you to take a look at this property, and make any arrangements necessary and come prepared to BID & BUY, Saturday, November 11 at 10:00 A.M. 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: Troybilt riding mower, wrought iron bench & table, book cases, arm chairs, desk, fan, mirror, folding chairs, table & chairs, 2 sets of dishes, miscellaneous glassware, twin bed, clothes rack, floor lamp, computer desk, cabinet, bed, dresser, milk cans, 2 wheel cart, rocker, vacuum, Frigidaire range and refrigerator, Holiday chest freezer, washer & dryer (needs repair). 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 December 28, 2023. Personal Property: Cash or good check with proper ID, or Visa/Master Card (with a 3% convenience fee) 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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