

Auction

SATURDAY, NOVEMBER 18, 2023 - 10:00 A.M.

HOUSE &
2.55 ACRES

Selling For: Lucille Callison

124 Davis Road, Campbellsville, KY

Located Just Off Of US 68 (Greensburg Road) - Auction Signs Posted!

*A One Owner, Custom Built Home With
A Lot Of Character & Conveniently Located!*



A Once In A Lifetime Home Buying Opportunity!



Real Estate: A one owner custom built home on approximately 2.55 +/- acres, located approximately 2.20 miles west of Stop light #1 and the edge of the Campbellsville City limits. This home features 3 bedrooms, 3 baths (2 main level, 1 in basement), hardwood and carpeted flooring, basement, wrap around deck, patio and so much more. The main level includes a spacious kitchen complete with range, refrigerator, microwave and dishwasher, plus a nice dining area, living room with fireplace and walkout to the deck, 3 bedrooms and 2 baths (the master bedroom features his & her closets and a walkout to the deck). Also on the main level is a 2 car attached garage with double overhead doors (both with openers). The basement has both complete finished areas and partial finished areas. The basement has a family room with fireplace and walk out to a concrete patio, bath, 2 bonus rooms, a sewing room or office and a laundry area. This home has public water, central heat & air and a wood stove. Outside there is a blacktop drive, concrete patio, wrap around deck, a Z-lock style storage building and a detached metal sided garage/shop with 2 overhead doors and an attached shed. All on a tree studded lot with mature trees and a beautiful Magnolia tree, containing approximately 2.55 +/- acres, more or less. **Real Estate Inspection:** The auctioneers will show the property by appointment. Call 270-465-7051, or attend Open Inspection: Friday, November 10, from 12:00 Noon to 1:00 P.M. Your inspection is invited and appreciated.



Auctioneer's Note: This is one of the most unique properties to be offered in this area. This home is just a short drive from churches, shopping, doctors, and more and is conveniently located with easy access to all Campbellsville has to offer. It is also just minutes from Greensburg. We invite you to take a look at this property, and make any arrangements necessary and come prepared to BID & BUY, Saturday, November 18 at 10:00 A.M. This home sells at absolute auction where you, the buyer, will determine the price. We'll see you there! John M. Kessler & John Wayne Kessler. Visit our website for additional pictures: www.kesslerauction.com

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 29, 2023. **Note:** A 10% Buyers Premium will be added to the winning bid on the real estate 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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"Keep Smiling Neighbor,
Let Us Do The Crying"

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