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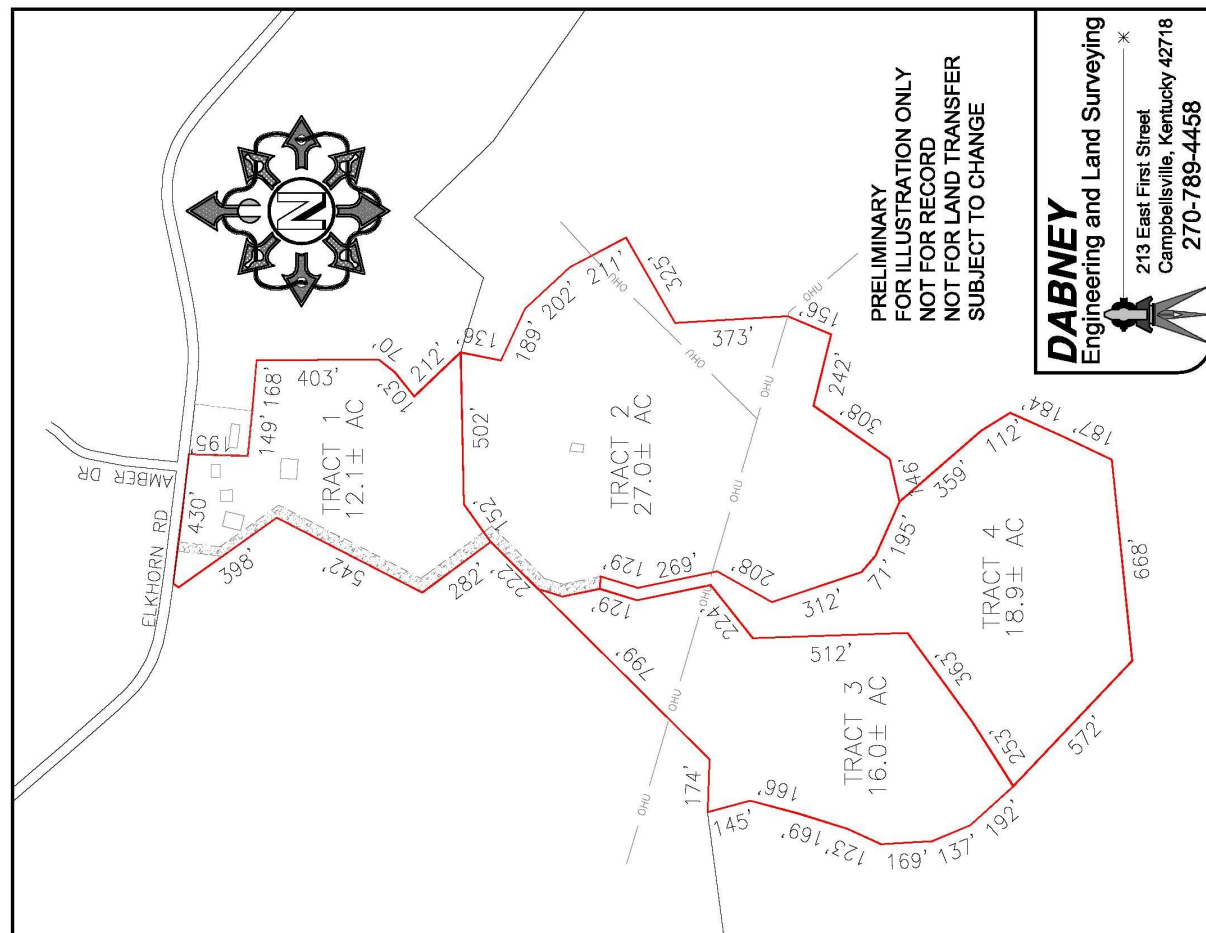
304 EAST BROADWAY - P.O. BOX 271
 CAMPBELLSVILLE, KY. 42719
 270-465-7051

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 &
 BUSINESS LIQUIDATIONS
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Auction

SATURDAY, OCTOBER 5, 2019 - 10:00 A.M.

WILLIE WISE

74 +/- ACRE FARM

SELLING IN 4 TRACTS & COMBINATIONS

HOUSE - SHOP/GARAGE - 2 BARNs - MOSTLY OPEN LAND

FARM EQUIPMENT & PERSONAL PROPERTY

**3 TRACTORS - FARM EQUIPMENT - 4 WHEELER - TOOLS - GUNS -
 FURNITURE - ANTIQUES - COLLECTABLES - HOUSEHOLD - APPLIANCES**



3355 EAST ELKHORN ROAD, CAMPBELLSVILLE, KY
APPROXIMATELY 1.6 MILES FROM THE WATER TOWER BY - PASS - AUCTION SIGNS POSTED !

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



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"Successful Auctions Since 1938"

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 Principal Broker - Auctioneer
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MARSHA ATWOOD
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REAL ESTATE SELLS 1ST AT 10:00 A.M.

FOLLOWED BY THE FARM EQUIPMENT & PERSONAL PROPERTY

74 +/- ACRES - SELLING IN 4 TRACTS WITH THE RIGHT RESERVED TO GROUP BUY 1 TRACT, COMBINATION OF TRACTS OR AS A WHOLE USING OUR COMPUTER RUN MULTI-PAR SYSTEM

REAL ESTATE: 74 +/- acres of mostly open land selling in 4 tracts with the right reserved to group. Tracts range in size from 12 acres to 27 acres. The Wise farm lays level to gently rolling and is an ideal cattle farm with several acres also suitable for crops. The farm joins the Green River Lake US Corps of Engineers property and offers great hunting potential. This property has public water at the house, well water at the barns and springs. Improvements consist of: (1) Aluminum sided 1-1/2 story house containing 3 bedrooms (2 without closets), kitchen, living room, utility and bath combination, and an enclosed back porch. Upstairs there is 1 large room which could be a 4th bedroom. The house has central heat & air and public water. (2) A concrete block and metal sided garage / shop with concrete floor. (3) A tobacco barn. (4) A bank feed barn with drive in loft. (5) A detached vinyl sided building. (6) A detached metal sided building. **TRACT 1:** 12.10 +/- acres fronting on Ky Highway 70, mostly open land and includes all the buildings listed above. **TRACT 2:** 27 +/- acres with access by a Private Roadway Easement, mostly open land. **TRACT 3:** 16 +/- acres with access by a Private Roadway Easement, mostly open land. **TRACT 4:** 18.90 +/- acres with access by a Private Roadway Easement, mostly open land. **INSPECTION:** The land can be inspected daily at you leisure. The auctioneers are available to answer questions at anytime. Call 270-465-7051. The house is shown by appointment or attend **Open Inspection, Friday, September 27, from 4:30 P.M. to 5:30 P.M.** Your inspection is invited and appreciated.

AUCTIONEER'S NOTE: Due to health reasons, Mr. Wise has moved to assisted living and has decided to sell his farm. This farm has been in the Wise family for more than 75 years and this could be a once in a lifetime opportunity for you to own it. If you are in the market for a home, farm, investment property, hunting area, or looking to expand your current farming operation, then we have what may be the perfect place for you.

We invite you to look this property over before the auction, make any arrangements or inspections necessary and come prepared to **BID & BUY, Saturday, October 5 at 10AM.** The farm equipment and personal property can be inspected one hour prior to the auction. Make plans to attend and bring a friend. We'll see you there! *John and John Wayne Kessler.*

BID & BUY THE AUCTION WAY !



FARM EQUIPMENT & PERSONAL PROPERTY:



TRACTORS & FARM EQUIPMENT: Oliver 1850G tractor with IH 2001 loader, IH 464 tractor, IH Farmall 140 tractor (block cracked) with 1 bottom plow, mowing machine & grader blade, Hesston 3717 hay tedder, NH 258 rake, Sidewinder bat wing bush hog, wheel disk, 3 wagons with flats, MF 130 pto manure spreader, NH 489 haybine, Hesston 5800 roll baler, tobacco setter, IH 4 bottom steerable plow, 2 drag disk, cultipacker, 1 bottom plow, 3pt bush hog, 550 gal water tank. **4-WHEELER - TOOLS & MISCELLANEOUS:** Honda Four Trax 200 4 wheeler, Honda tiller, spray, Colman pressure washer, Murray bicycle, antique corn sheller, bumper hitch trailer, Murray riding mower, aluminum dolly, 3 push mowers, Echo CS400 chain saw, air compressor, fuel cans, hoes, shovels, fertilizer spreader, car ramps, wheel barrow, tiller, sander, grease guns, log chains, wrenches, hand tools, jacks, ladder, lawn mower ramps, dehorner, cross cut saw, sled, tree stand, cages, tobacco sticks, insulation. **GUNS:** Remington Field Master 572 22 pump, Gibraltar 12ga single shot shotgun, Revelation 400C 12 ga shotgun, Stevens 238A 20 ga bolt action shotgun, S&W 38 Special, Charles Daly 50 cal black power rifle, 2 BB guns. **FEDERAL FIREARM RULES AND BACKGROUND CHECKS DO APPLY. GUNS WILL BE TRANSFERRED BY A FFL DEALER AT THEIR LOCATION AND A \$30.00 TRANSFER FEE WILL APPLY. (DOES NOT APPLY TO BB & BLACK POWER).** **FURNITURE:** 3 pc bedroom suite, 4 pc bedroom suite, cedar chest, chest, bed, wardrobe, floor lamps, desk & chair, coffee table, love seat, hospital bed, dresser & chest, chair, chest, cabinet, desk chair, 2 ladder back chairs, 3 rocking chairs, child's rocker, Super Shot Foosball table, exercise machine, fireplace mantel. **ANTIQUES - COLLECTABLES - HOUSEHOLD:** J. H. Kearns Sunny Side Saloon Lebanon, Ky. jug, McCoy cookie jar, English Garden china, antique glassware, bells, Carnival glass, jar of marbles, clock, old toy trucks, milk cans, lamps, oil lamps, what nots & figurines, pots & pans, cooking utensils, cruets, cast iron, salt & pepper shakers, blankets, quilts, Road Champs bus collection, heaters. **APPLIANCES:** Amana Refrigerator, Emerson microwave, chest freezer. **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 20, 2019. **FARM EQUIPMENT & 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, farm equipment 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.

MAKE PLANS TO ATTEND THIS AUCTION !

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