

Auction

SATURDAY, FEBRUARY 29, 2020 - 10:00 A.M.

ROBERDA McCUBBIN ESTATE HOUSE & LOT

508 COAKLEY STREET, CAMPBELLSVILLE, KY

Near Campbellsville University - Just Off Of Meader Street



IDEAL FOR A PERSONAL HOME OR RENTAL / INVESTMENT !

REAL ESTATE: Aluminum sided 1-1/2 story house containing 4 bedrooms (2 on the main level and 2 upstairs), bath, living room, dining room, kitchen with range and refrigerator, enclosed back porch with washer & gas dryer (included), bonus room, and a basement. The house has central air and gas forced air central heat, hardwood and linoleum floors. The house is in need of repairs, but is ideal for a personal home, rental or investment. Other improvements consist of 2 detached buildings. The lot is approximately 100' X 125', more or less. **INSPECTION:** Auctioneers Will Show Daily By Appointment - Call 270-465-7051, OR Attend Open Inspection Friday, February 21, 12 NOON to 1:00 P.M. Your Inspection Is Invited And Appreciated.

AUCTIONEER'S NOTE: Mrs. McCubbin purchased this home in 1967, and it is selling to settle her estate. If you are in the market for a fixer upper, investment/rental property or looking for a home, be sure to look this

property over before auction day and come to the auction prepared to **Bid & Buy, Saturday, February 29, at 10:00 A.M.** We'll see you there! *John and John Wayne Kessler*

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 March 30, 2020. **NOTE:** A 10% Buyers Premium will be added to all winning bids to determine the final sales and purchase price. **ALL BUYERS WITHOUT ESTABLISHED CREDIT WITH 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 inspection or investigations and 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.

OWNERS: ROBERDA McCUBBIN ESTATE - MIKE McCUBBIN, EXECUTOR - RODGER COX, ATTORNEY



**FOR AUCTION INFORMATION CONTACT:
JOHN KESSLER, PRINCIPAL REAL ESTATE BROKER & AUCTIONEER
JOHN WAYNE KESSLER, REAL ESTATE BROKER & AUCTIONEER
270-465-7051 www.kesslerauction.com**



AUCTION CONDUCTED BY:



KESSLER

AUCTION & REALTY CO.

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

JOHN M. KESSLER
Principal Broker - Auctioneer
JOHN WAYNE KESSLER
Broker - Auctioneer
MARSHA ATWOOD
Sales Assoc. - App. Auctioneer
MIKE PRICE
Sales Assoc. - Auctioneer
"Keep Smiling Neighbor,
Let Us Do The Crying"

"Successful Auctions Since 1938"