

# Auction

LIVE ONSITE  
AUCTION

**SATURDAY, JULY 25, 2020 - 10:00 A.M.**

**GARY ATWOOD ESTATE  
10.30 +/- ACRES**

**404 FRANKLIN ROAD, CAMPBELLSVILLE, KY**

**DIRECTIONS: FROM CAMPBELLSVILLE FOLLOW BROADWAY, TURN RIGHT ONTO AIRPORT ROAD AND FOLLOW 1/2 MILE, TURN LEFT ONTO REIDS CHAPEL ROAD AND FOLLOW 1.90 MILES, TURN LEFT ONTO FRANKLIN ROAD AND FOLLOW 3/10 MILE TO THE ATWOOD PROPERTY. AUCTION SIGNS POSTED!**



**REAL ESTATE:** 10.30 +/- acres with approximately 274' of frontage on Franklin Road and approximately 425' of frontage on Long Branch Road. The land lays level to rolling and approximately 1/2 is open and the remainder is wooded. This property includes a nice home site, beautiful views of the country side, abundance of wildlife, privacy and it's just minutes from town. **IMPROVEMENTS:** A portable storage building approximately 12'X24' with electric and an attached shed approximately 22'x 24'. **INSPECTION:** The land can be inspected daily at your leisure. The auctioneers are available to answer questions at anytime. Call 270-465-7051. Your inspection is invited and appreciated.

**AUCTIONEER'S NOTE:** If you are in the market for a home site, small acreage or a baby farm, then we invite you to look this property over before auction day. Make any arrangements or inspections necessary and come prepared to **BID & BUY, July 25, at 10:00 A.M.** Make plans to attend this auction, and bring a friend. *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. The balance due with delivery of deed on or before September 9, 2020.

**NOTE:** A 10% Buyers Premium will be added to all winning bids 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.

**NOTE:** Due to the Coronavirus outbreak and the State Of Emergency Orders, and to comply with the CDC and the local Health Department Guidelines, and to protect our staff and customers, we will encourage the maintaining of social distancing at our auction site to further prevent the spread of Covid-19.

GARY ATWOOD ESTATE / HEIRS OWNERS, - JOHN BERTRAM, ATTORNEY

## FOR AUCTION INFORMATION CONTACT:

JOHN M. KESSLER, PRINCIPAL REAL ESTATE BROKER & AUCTIONEER  
JOHN WAYNE KESSLER, REAL ESTATE BROKER & AUCTIONEER  
[www.kesslerauction.com](http://www.kesslerauction.com) 270 - 465 - 7051

AUCTION CONDUCTED BY:



# KESSLER

## AUCTION & REALTY CO.

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

"Successful Auctions Since 1938"

**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"