

Auction



**LIVE ONSITE
AUCTION**

SATURDAY, AUGUST 1, 2020 - 10:00 A.M.

WILLIAM R. "BILL" PERKINS ESTATE

12.10 +/- ACRES

AUTOS - FARM EQUIPMENT & MISCELLANEOUS

DAVIS ROAD, CAMPBELLSVILLE, KY

LOCATED OFF OF US 68 (GREENSBURG ROAD) - AUCTION SIGNS POSTED !

12.10 +/- ACRES - SELLING IN 3 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: 12.10 +/- acres consisting of both open land and woodland with nice home sites, and a nice view plus it's just minutes from town. **IMPROVEMENTS:** A metal sided building approximately 30'X 50' more or less, and a portable building approximately 12'x 16' with an attached shed. **TRACT #1:** 2.00 Acres with 165' +/- of frontage and the buildings listed above. **TRACT #2:** 2.30 Acres with 165'+/- of frontage. **TRACT #3:** 7.80 +/- acres with 40' of frontage on Davis Road. **RESTRICTIONS:** No sawmills, no junk yards, no hogs, limited to 2 adult animals and their offspring per acre, each residence shall contain a minimum of 1,200 square feet above ground living area. **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: We invite you to look this property over before auction day. Make any arrangements or inspections necessary and come prepared to **BID & BUY, August 1 at 10:00 A.M.** Make plans to attend this auction, and bring a friend. The real estate will sell first. We'll see you there! *John and John Wayne Kessler.*



AUTOS - FARM EQUIPMENT & PERSONAL PROPERTY: 2014

Ram 4x2 Regular cab truck (29,497 miles, 3.9L), 1997 Ford Ranger 4x4 Regular Cab (186,827 miles), 1989 Ford Bronco II 4x4 (226,886 miles, needs electric shift hooked up), 1984 Chevy C70 dump truck 158,009 miles (needs power steering pump), 1998 Lincoln Continental (parts only), 2000 Yamaha 650 V-Star motorcycle (20,507 miles),

2004 Challenger 6'x12' enclosed utility trailer, Case 444 lawn tractor, 52" Ex-Mark zero turn mower (298 hours), 6' finishing mower, mowing machine, MF 2 bottom plow, 24' fiberglass ladder, 10' aluminum ladder, 15 gal spray, grill, car ramps, 6' aluminum ladder, metal folding chairs, cedar chest, 4 kitchen chairs, wood desk,

office chair, new Craftsman tool chest, cargo carrier, table saw, miscellaneous lumber, shop fan, car caddy, miscellaneous hand tools. **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. The balance due with delivery of deed on or before September 16, 2020. **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 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.

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.

WILLIAM R. "BILL" PERKINS ESTATE OWNERS, - REX PERKINS, EXECUTOR, - RODGER COX, ATTORNEY

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:



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"

PRELIMINARY
FOR ILLUSTRATION ONLY
NOT FOR RECORD
NOT FOR LAND TRANSFER
SUBJECT TO CHANGE



DABNEY
Engineering and Land Surveying

213 East First Street
Campbellsville, Kentucky 42718
270-789-4458



KESSELER
AUCTION & REALTY CO.

JOHN KESSLER
Broker - Auctioneer

JOHN WAYNE KESSLER
Broker - Auctioneer

(270) 465-7051

304 East Broadway, Campbellsville, Ky



AUCTION
SATURDAY, AUGUST 1, 2020 - 10:00 A.M
WILLIAM R. "BILL" PERKINS ESTATE
DAVIS ROAD, CAMPBELLSVILLE, KY

