

Auction



**LIVE ONSITE
AUCTION**

SATURDAY, OCTOBER 3, 2020 - 10:00 A.M.

**MIKE SULLIVAN & SULLIVAN IMPLEMENT CO.
BUILDING & 1.404 ACRE LOT**

**FARM EQUIPMENT - INVENTORY - PARTS - TOOLS & COLLECTIBLES
809 NORTH CENTRAL AVENUE, CAMPBELLSVILLE, KY**



REAL ESTATE: 1.404 acre lot fronting on North Central Avenue, Dale Street and Todd Street. This property is Zoned R-2 (Residential), but it has previously been used as a farm equipment dealership and repair shop. Improved with a block and metal sided building with a display room, parts room, 2 offices, half bath, and attached shop/work area. Plus 2 detached tool shed type buildings with open fronts. **INSPECTION:** The real estate can be shown daily by appointment with the auctioneers. 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, Saturday, October 3 at 10:00 A.M.** Make plans to attend this auction, and bring a friend. The real estate will sell first. The personal property can be inspected 1 hour prior to the auction. *We'll see you there! John and John Wayne Kessler.*

FARM EQUIPMENT - TOOLS - PARTS & SHOP BOOKS: Walton 8 wheel V rake, 16' gooseneck cattle trailer, RM 90 7.5 Woods Finish Mower, Cobey Manure Spreader, drag, skeleton elevator, White riding mower, garden tractor tiller, Farmhand mixer, new Pyle side dresser for Super A, Tye drill, Hillside Oliver plow, Oliver plow planter, Vice, metal cutter, air compressor 100 gal. tank, Weatherhead hose maker (dyes, hoses, ends), black smith blower, black smith drill press, lathe, engine stand, Oliver hand plow, Oliver cylinder, M&W Dynotester, chain, brake & clutch realigning tool, carburetor gauge, steel wheels, saws, scales, 60 ton press, 3 phase welder, bolts, nuts, belt lacer, oil pump, disk blades, tractor weights, PTO shafts, parts bins, kerosene tank, plow bottom, cables, IR 1" electric impact wrench, 2 original Oliver filter racks, White tractor parts, Fox parts/service books, Oliver/White parts and service books, Woods & Fox parts, David Brown and NH books, Hesston parts and service books, AC parts and service books, David Brown and NH books, Massey Harris handout rack, parts books, gasket set, price books, operator books, microfiche (Oliver, Woods, Hesston), Oliver price books from 1950s, Cockshutt books, Taylor Way books. **TOYS & SIGNS:** White toy tractors, White 9700 toy combine, Woods toy truck, Oliver 1855 toy tricycle tractor (NIB), Oliver signs, Goodrich signs, Fox sign, two sided Fox sign, White signs, Hesston signs, large Sullivan Implement sign. **MISCELLANEOUS OFFICE:** 2 tables, office chairs, couch, file cabinets, large Mosler safe, desk, parts counter with parts books. **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 November 18, 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.**

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

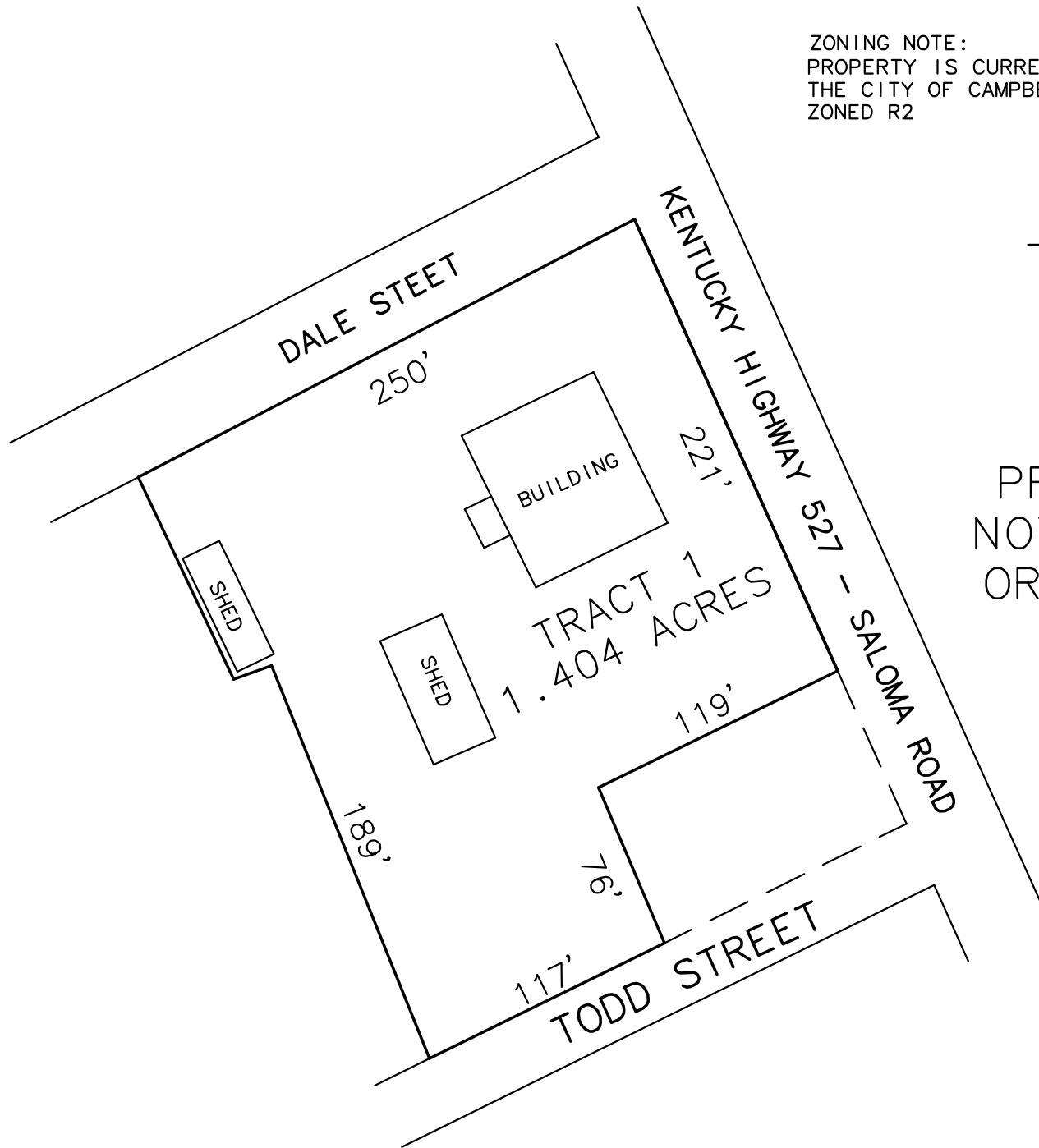
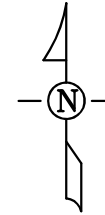
AUCTION & REALTY CO.

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

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"Keep Smiling Neighbor,
Let Us Do The Crying"

ZONING NOTE:
PROPERTY IS CURRENTLY LOCATED IN
THE CITY OF CAMPBELLSVILLE AND IS
ZONED R2



PRELIMINARY PLAT
NOT FOR RECORDING
OR LAND TRANSFER

MILLER, TUNGATE LAND SURVEYING, LLC.
202 BROOKSIDE AVE.
CAMPBELLSVILLE, KY 42718
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