

Auction

SATURDAY, JULY 22, 2017 - 10:00 A.M. CDST

CELSIE STEWART

HOUSE & LOT (+) PERSONAL PROPERTY

636 MARSHALL RIDGE ROAD, GREENSBURG, KY

JUST 6/10 MILE OFF OF KY HIGHWAY 61 & NEAR THE GREEN COUNTY COUNTRY CLUB - AUCTION SIGNS POSTED!



REAL ESTATE SELLS 1ST AT 10:00 A.M. — FOLLOWED BY THE PERSONAL PROPERTY
IDEAL FOR A PERSONAL HOME OR FOR INVESTMENT
3 BEDROOMS - 2 BATHS - NICE LOT - GREAT LOCATION

REAL ESTATE: One-owner, brick, ranch house containing 3 bedrooms (large master), 2 baths (1 in laundry area), living and dining room combination, laundry room, storage room and attached garage. The house has public water, electric heat, replacement windows and the roof is approximately 2-years old. The lot is approximately 135' x 175' with blacktop drive and mature shade. Ideal for a personal home or for investment.

INSPECTION: The auctioneers will show the house anytime by appointment. Call 270-465-7051, or attend Open Inspection, Friday, July 14, 4:30 P.M. to 5:30 P.M. (CDST) Your inspection is invited and appreciated.

AUCTIONEER'S NOTE: What an opportunity for you to purchase a one-owner, brick ranch house in a super location and convenient in every-way! Be sure to look this property over before auction day. Make any arrangements or inspections necessary and come prepared to **BID & BUY, Saturday, July 22 at 10:00 A.M. (Green County Time)**. The 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.*

PERSONAL PROPERTY: FURNITURE: 3 piece oak bedroom suite, 3 piece maple bedroom suite, maple desk, maple dining suite (table, 6 chairs, hutch), small maple table, dining table and 4 chairs, TV stand, love seat, odd tables, chest of drawers, rocking chair, odd chairs, card table and chairs. **APPLIANCES:** Frigidaire refrigerator, GE glass top range, Gibson washer, Sears dryer. **ANTIQUES - COLLECTABLES -**

HOUSEHOLD: Norman Rockwell collector plates (Knowl's China Co.), brass items including music box, china, dishes, lots of glassware, collectable glassware, Holmes & Edwards Inlaid 8 place setting silverware, cookware, silverware, pots and pans, Tupperware, lamps, prints and wall hangings, Louisville Stoneware (canister sets, pie plate and dessert plates, 4 mugs), vases, 2 punch bowl sets, costume jewelry, books, and cook books, bed spreads linens, towels and wash cloths, table cloths, blankets, candle holders, place mats, magazine holders, TV trays, small shelves, luggage, small appliances, Hoover self propelled upright vacuum cleaner, hand vacuum cleaner, baskets, fruit jars, blue jar, ice cream freezer, cooler, storage carts, 3 shower stools, dolls, fans, heater, Avon jars, Pinkie & Blue Boy prints. **MISCELLANEOUS:** File cabinet, step stool, step ladder, lawn chairs, Christmas tree decoration & figurines, yard tools, and other 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 August 22, 2017. **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 including lead based paint.



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



AUCTION CONDUCTED BY:



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

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