

# Auction

**SATURDAY, SEPTEMBER 16, 2017 - 10:00 A.M.**

## **THE ESTELLE COX ESTATE & CAROLYN CAMPBELL HOUSE - BUILDING & LOT PERSONAL PROPERTY**

**611 SMITH RIDGE ROAD, CAMPBELLSVILLE, KY**  
JUST 6/10 MILE OFF OF KY HIGHWAY 70 - NEAR GREEN RIVER LAKE - AUCTION SIGNS POSTED



**REAL ESTATE SELLS 1ST AT 10:00 A.M. — FOLLOWED BY THE PERSONAL PROPERTY**  
**IDEAL FOR A PERSONAL HOME, WEEKEND HOME OR**  
**FOR RENTAL/ INVESTMENT**  
**HOUSE (+) STORAGE BUILDING - GREAT LOCATION**

**REAL ESTATE BELONGING TO CAROLYN CAMPBELL - THE FORMER HOME OF THE LATE ESTELLE COX:** Vinyl sided house containing 2 bedrooms (Laundry room or 3rd bedroom), bath, living room, eat in kitchen, and a unfinished basement. The house has public water, electric heat, replacement windows, and a metal roof.  
**OTHER IMPROVEMENTS:** A frame with metal siding building being 30'x40'. **LOT:** The lot is approximately 167' x 130' x 199' x 175', and contains 0.61 acre. This property also previously had a mobile home located on it. Ideal for a personal home, weekend home, or for rental/investment. **INSPECTION:** The auctioneers will show the house anytime by appointment. Call 270-465-7051, or attend Open Inspection, Friday, September 8, 4:30 P.M. to 5:30 P.M. Your inspection is invited and appreciated.



**AUCTIONEER'S NOTE:** This is your opportunity to purchase a property with a lot of potential and in a super and convenient location. Be sure to look this property over before auction day. Make any arrangements or inspections necessary and come prepared to **BID & BUY, Saturday, September 16 at 10:00 A.M.** 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 BELONGING TO THE ESTELLE COX ESTATE:** 4 piece bedroom suite, Trundle bed, antique drop leaf table, couch, coffee and end tables, 2 rocking chairs, foot stool, wardrobe, 2 small tables, dining table and 4 chairs, bookshelf, 2 cabinets, vanity, sewing machine and sewing supplies, mirrors, patio table and chairs, lawn furniture, pictures, lamps, antique pictures, Club Aluminum cookware, dishware, pots and pans, cooking utensils, silverware, small appliances, linens, 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 and Lead Based Paint Waiver. The balance due with delivery of deed on or before October 16, 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.

**REAL ESTATE OWNED BY: CAROLYN CAMPBELL - PERSONAL PROPERTY OWNED BY THE ESTELLE COX ESTATE, CAROLYN CAMPBELL, EXECUTRIX, ELMER GEORGE, 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**

**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"**