

# Auction

**SATURDAY, NOVEMBER 11, 2017 - 9AM CST / 10AM EST**

## **CHRISTINE JUDD ESTATE (+) ADDITIONS 25 +/- ACRES - 3 TRACTS PERSONAL PROPERTY**

**5332 MARSHALL RIDGE ROAD, GREENSBURG, KY**  
FROM GREENSBURG OR CAMPBELLSVILLE, FOLLOW US 68 (CAMPBELLSVILLE / GREENSBURG ROAD) AND TURN ONTO MARSHALL RIDGE ROAD AND FOLLOW APPROXIMATELY 3.6 MILES TO THE JUDD PROPERTY



**REAL ESTATE SELLS 1ST AT 9AM cst / 10AM est — FOLLOWED BY THE PERSONAL PROPERTY**  
**25 +/- ACRES SELLING IN 3 TRACTS - WITH THE RIGHT RESERVED TO GROUP BUY 1 TRACT, COMBINATIONS OF TRACTS OR AS A WHOLE USING OUR COMPUTER RUN MULTI-PAR SYSTEM**  
**REAL ESTATE:** 25 +/- acres (new survey underway) fronting on Marshall Ridge Road and the Beams-Perkins Road. The land lays level to rolling with hay and pasture land, with scattered woods, a pond and a spring. **IMPROVEMENTS:** (1) A 1-1/2 story vinyl sided house containing approximately 4 bedrooms (2 up & 2 down), bath, living room, eat in kitchen, cellar, propane gas heat, replacement windows and public water. (2) A detached garage. (3) A combination barn approximately 48'x48', more or less. (4) A tool shed. (5) Other miscellaneous out buildings. **TRACT #1 (HOUSE & BARN):** 1.80 +/- Acres fronting on Marshall Ridge Road. This tract contains the house and all the buildings listed above. **TRACT #2:** 2.60 +/- Acres fronting on Beams-Perkins Road, mostly open land. Nice home site. **TRACT #3:** 20 +/- Acres fronting on Beams-Perkins Road, open hay and pasture land with scattered woods. **INSPECTION:** The auctioneers will show the house anytime by appointment. Call 270-465-7051, or attend Open Inspection, Friday, November 3, 12:00 Noon to 1:00 P.M. (EST). Your inspection is invited and appreciated.

**AUCTIONEER'S NOTE:** Rarely does a small farm in a good location come available. This property is centrally located between Greensburg and Campbellsville, and gives you the peace and quiet of country living. For nearly 54 years, the Judd's called this home and this is your opportunity to purchase this property at public auction where you determine the price. Be sure to look this property over before auction day. Make any arrangements or inspections necessary and come prepared to **BID & BUY, Saturday, November 11 at 9AM cst / 10AM est.** 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 JohnWayne Kessler.*

**PERSONAL PROPERTY: FURNITURE:** Glass front china cabinet, dining table & 4 chairs, maple bed & dresser, bookcase bed, 3 pc bedroom suite, chest of drawers, ladder back chairs, cabinets, couch, arm chairs, Sanyo TV, recliner, magazine racks, sewing machine, tables, maple end tables, antique TV. **APPLIANCES:** Estate washer, Whirlpool dryer, Roper double door refrigerator. **HOUSEHOLD:** Collection of vinegar cruets, cold packers, small safe, Home Interior items, books, lamps, fans, pressure cooker, typewriter, pictures, wheelchairs, handicap items, Tupperware. **LAWN & GARDEN:** Tobacco warehouse duck bill, battery charger, barn lumber, old electric sausage grinder, set of wood windows, stainless steel milk vac, garden corn planter, edger, wood rack, yard seeder, flower pots, sander, skill saw, scoop shovel, wood stove, fishing poles, tackle boxes, fishing lures & equipment. **FURNITURE SELLING FOR JENNIFER COOMER:** Dining table & 6 chairs, glass top coffee table, antique dresser, antique dresser with marble top. **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 December 11, 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.

**OWNERS: CHRISTINE JUDD ESTATE, JENNIFER COMER, ADMINISTRATRIX - MIKE HALL, JR. 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:**



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