

Auction



SATURDAY, APRIL 14, 2018 - 10:00 A.M.

**THE FORMER PROPERTY OF THE LATE FLOYD HASH
HOUSE & LOT (+) PERSONAL PROPERTY
205 INGRAM AVENUE, CAMPBELLSVILLE, KY**



**REAL ESTATE SELLS FIRST AT 10AM - FOLLOWED BY THE PERSONAL PROPERTY - IDEAL FOR A PERSONAL HOME OR FOR RENTAL / INVESTMENT
3 BEDROOM - 1 BATH BRICK RANCH - ATTACHED GARAGE - NICE LOT - DETACHED STORAGE BUILDING - SUPER LOCATION !**

REAL ESTATE: A one owner brick ranch house containing 3 bedrooms with hardwood floors, bath, living room, kitchen and dining area with built in dishwasher and microwave, utility closet, and an attached 1 car garage. The house has central gas forced air heat, central air, and replacement windows, along with a concrete patio. There is also a detached storage building. This is a well maintained one owner home located in super location. The lot is approximately 90'X 154'X 90'X 159'. This property is ideal for a personal home, or for rental/investment. **INSPECTION:** The auctioneers will show the house anytime by appointment. Call 270-465-7051, or attend **Open Inspection, Friday, April 6, from 12 NOON to 1:00 P.M.** Your inspection is invited and appreciated.

AUCTIONEER'S NOTE: If you are in the market for a nice home in a super location, then be sure to look this property over before auction day. Make any arrangements or inspections necessary and come prepared to **BID & BUY, Saturday, April 14, at 10:00 A.M.** The personal property can be inspected 1 hour prior to auction. Make plans to attend this auction, and bring a friend. *We'll see you there! John and John Wayne Kessler.*



PERSONAL PROPERTY: FURNITURE: Truetone antique radio, antique wardrobe, Tell City hard-rock maple dinette table & 6 chairs, Tell City hard-rock hutch, curio cabinet, recliner, couch, 2 arm chairs, end tables, Samsung flat screen TV, bar stools, 3 piece maple bedroom suite, 4 piece pecan bedroom suite, 4 piece cherry finish bedroom suite, wood cabinet, ladder back chairs, card table, glass front bookcase, metal cabinet, lawn chairs. **APPLIANCES:** Frigidaire range, Magic Chef refrigerator, Frigidaire freezer, Frigidaire stack washer and dryer. **ANTIQUES - COLLECTABLES - HOUSEHOLD - LAWN & GARDEN:**



Antique vintage Taylor-Tot stroller/walker, game boards, golf clubs, small appliances, brass, pots and pans, pictures & frames, quilts, linens, games, puzzles, towels, books, Tonka dump truck, Tonka car hauler, lamps, Ray Harm prints, Gene Gray prints, potty, hoes, shovels, garden 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 and Lead Based Paint Waiver. The balance due with delivery of deed on or before May 29, 2018. **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: GARY & LORETTA HASH - ANGELA CALL, ATTORNEY FOR THE FLOYD HASH ESTATE

FOR AUCTION INFORMATION CONTACT:

**JOHN M. KESSLER, PRINCIPAL REAL ESTATE BROKER & AUCTIONEER
JOHN WAYNE KESSLER, REAL ESTATE BROKER & AUCTIONEER
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AUCTION CONDUCTED BY:



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