

Auction

SATURDAY, APRIL 21, 2018 - 10:00 A.M.

DON B. GABEHART HOUSE & LOT (+) APPLIANCES 7124 LIBERTY ROAD, CAMPBELLVILLE, KY

**A FIXER UPPER IN NEED OF REPAIRS
IDEAL FOR A PERSONAL HOME OR RENTAL/INVESTMENT !**



REAL ESTATE: A vinyl sided house containing living room, kitchen, 2 bedrooms, and a bath. The house has central heat and air, public water, and an old cistern. The house has been vacant since August of 2017 and has quite a bit of damage to the floors and is in need of repairs. All on a lot approximately 127' X 428' X 111' X 414', all more or less.

INSPECTION: Auctioneers Will Show Daily By Appointment - Call 270-465-7051, OR Attend Open Inspection Friday, April 13, 12 NOON to 1:00 P.M. Your Inspection Is Invited And Appreciated.

APPLIANCES: range, refrigerator

AUCTIONEER'S NOTE: For more than 40 years, Mr. Gabehart called this home. Due to some health issues, he has now moved in with his daughter and has decided to sell his house. If you are in the market for a fixer upper, investment/rental property or looking for a home, be sure to look this property over before auction day and come to the auction

prepared to **Bid & Buy, Saturday, April 21, at 10:00 A.M.** We'll see you there ! *John and John Wayne Kessler*

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 21, 2018. **APPLIANCES:** Cash or good check with proper ID day of auction (NO CREDIT CARDS). **NOTE:** A 10% Buyers Premium will be added to all winning bids to determine the final sales and purchase price. ALL BUYERS WITHOUT ESTABLISHED CREDIT WITH 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 inspection or investigations and 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:
JOHN KESSLER, PRINCIPAL REAL ESTATE BROKER & AUCTIONEER
JOHN WAYNE KESSLER, REAL ESTATE BROKER & AUCTIONEER**

270-465-7051 www.kesslerauction.com

AUCTION CONDUCTED BY:



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Let Us Do The Crying"