

Auction



SATURDAY, AUGUST 11, 2018 - 10:00 A.M.

**LULA BELL SALLEE ESTATE
HOUSE & LOT (+) PERSONAL PROPERTY
502 LOWELL AVENUE, CAMPBELLSVILLE, KY
NEAR LOWELL AVENUE BAPTIST CHURCH - AUCTION SIGNS POSTED**

REAL ESTATE SELLS FIRST AT 10AM - FOLLOWED BY THE PERSONAL PROPERTY

IDEAL FOR A PERSONAL HOME OR FOR RENTAL/INVESTMENT - 2 BEDROOM / 1 BATH BRICK RANCH HOUSE - SUPER LOCATION

REAL ESTATE: A brick ranch house with vinyl sided addition containing 2 bedrooms, bath, living room, eat in kitchen with oak cabinets, den, utility room or a 3rd bedroom, and a basement with a dry system and a washer/dryer hookup. The house has central heat and air, lots of laminate flooring, and an updated kitchen. There is also a detached storage building and a gazebo. This property has a super location that is convenient in every way. The corner lot fronts on both Lowell Avenue and on Osage and it is approximately 100' X 128' X 90' X 125'. 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, August 3, from 4:30 P.M. to 5:30 P.M.** Your inspection is invited and appreciated.

AUCTIONEER'S NOTE: If you are in the market for a home or rental / investment property in a nice 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, August 11, 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: CAR: 1999 Toyota Corolla, 4-door, 4 cyl, 56,000 miles. **GUN:** H & R model 929 22 LR pistol. **KNIVES:** (3)2007 Winchester limited addition knives, 3 knives in collectors box, stainless steel Bowie knife, Dale Earnhardt & Tony Stewart knives, Frost Copperhead, Case XX mini trapper, 2 Buck 3 blade, Case XX 3 blade, Ranger, Jim Bowie Trapper II, Old Timer, Frost 3 blade, The Wrangler, Boker 3 blade, Ranger 3 blade, Case XX 2 blade, Camco Workhorse, WWII Commemorative knife, Franklin Mint collectors knife, Schrade Old Timer 2 blade, Franklin Mint (Grant-Lee-Jackson-Beauregard-Appomattox-Stewart-Freedom-Indians), Bear-Eagle stainless steel knives, White Tail Cutlery, other miscellaneous knives. **COINS:** 1957 Blue Seal \$1 bill, 1976 & 1995 \$2 bill, 5 Susan B. Anthony dollars, 1943 silver dollar, 22 gold 2000 \$1 coins, 2006 Silver Eagle uncirculated, copy of a 1933 \$20 piece, Kennedy half dollars, silver dime, 1910V Nickle, 3 2006D & 2006P uncirculated Kennedy half dollars, Sacagawea 2006D uncirculated dollar, Bicentennial quarters, Lincoln Memorial cent collection, 2000 painted 1oz silver, 2001 Sept 11 Commemorative coins. **WATCHES & JEWELRY:** Taylor County RECC 10K ring w/4 diamonds, Lord Elgin watch, various wrist watches, Walconic pocket watch. **FURNITURE & HOUSEHOLD:** Oak bed, chest, dresser, bed, dresser & chest, 2 rockers, antique table, trunk, small marble top table, 3 tables and chairs, antique cabinet, Grandfather clock, 2 couches, curio cabinet, quilt rack, 3 TV's (1-flat careen), arm chair, oak corner cabinet, mantle clock, portable fireplace, sewing machine, electric heater, old piano stool, oak chair, cast iron kettle, skillets, corn stick pans, toaster oven, microwave, pictures and frames, prints, records, cooking utensils, linens, pots and pans, file cabinet, kerosene lamps, patio furniture. **APPLIANCES:** Frigidaire stainless range and refrigerator, stack washer/dryer, dryer. **TOOLS & MISCELLANEOUS:** Craftsman table saw, Craftsman miter saw, Craftsman grinder, table top drill press, Brute pressure washer, 2 wheel lawn mower trailer, yard seeder, Mantis tiller, Huskee chipper/shredder, sprayer on wheels, vices, saws, wrenches, hand tools, generator, sander, miscellaneous hand tools, weed eater, work lights, 2 pop up tents, aluminum extension ladder, hand saws, push mower, metal detector, metal cabinets and shelves, tool chest, step ladder, tree trimmer, gas cans, shop vac, other miscellaneous 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 September 26, 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.

LULA BELL SALLEE ESTATE, OWNERS - LINDA SALLEE SHIRRELL, EXECUTRIX - JOHN MILLER, ATTORNEY

FOR AUCTION INFORMATION CONTACT:

**JOHN M. KESSLER, PRINCIPAL REAL ESTATE BROKER & AUCTIONEER
JOHN WAYNE KESSLER, REAL ESTATE BROKER & AUCTIONEER
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