

# KESSLER

## AUCTION & REALTY CO.

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PERSONAL PROPERTY - FARM MACHINERY  
&  
BUSINESS LIQUIDATIONS  
"No Auction Too Large Or Too Small"**

# Auction

**SATURDAY, SEPTEMBER 29, 2018 - 10:00 A.M.**

**LULA MAE CAVE & THE LATE ALBERT L. "SONNY" CAVE**

**BRICK HOUSE & 14.80 +/- ACRES - 2 TRACTS**

**BRICK RANCH - 3 BEDROOMS - 2 BATHS - BASEMENT - CENTRAL HEAT & AIR -  
ATTACHED GARAGE - BARN - FRONTAGE ON 2 ROADS**

**PERSONAL PROPERTY**

**FURNITURE - APPLIANCES - HOUSEHOLD ITEMS - ANTIQUES - MISCELLANEOUS ITEMS**



**3356 OLD LEBANON ROAD,  
CAMPBELLSVILLE, KY.**

**IN THE RED FERN COMMUNITY OF TAYLOR COUNTY - AUCTION SIGNS POSTED !  
Directions: From Campbellsville, Follow Highway 289 (Old Lebanon Road) For Approximately 3 Miles.**

**A ONCE IN A LIFETIME REAL ESTATE BUYING OPPORTUNITY !**

**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**



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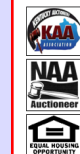
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**REAL ESTATE SELLS 1ST AT 10:00 A.M. - FOLLOWED BY THE PERSONAL PROPERTY**

**14.80 +/- ACRES SELLING IN 2 TRACTS**

**WITH THE RIGHT RESERVED TO GROUP**

**BUY 1 TRACT OR AS A WHOLE**

**USING OUR COMPUTER RUN MULTI-PAR SYSTEM**

**AUCTIONEER'S NOTE:** Over the years the Cave property has been one of the most eye catching properties in Taylor County. Seldom does a nice brick home with acreage come available that is close to town. This property is convenient in every way. The late Sonny Cave and his wife Lula Mae purchased this property in 1965 and had the house built. Lula Mae has now moved to assisted living and this is your opportunity to own all or a part of this property. Make any arrangements or inspections necessary and come prepared to **BID & BUY, Saturday, September 29 at 10AM.** 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.*

**REAL ESTATE:** Amazing, Breathtaking, and Awesome, could all be used to describe the Cave property. Beautiful views in every direction await you. Just glancing around you'll see green grass, growing crops, livestock and you will have that feel of standing where peaceful living takes place. The Cave property contains 14.80 +/- acres (New Survey Underway) of mostly open land with scattered woods, a stocked pond, and blacktop road frontage in front on the Old Lebanon Road (KY HWY 289) and at the rear on Thoroughbred Court. **IMPROVEMENTS:** A one owner, custom built brick ranch house containing 3 large bedrooms (2 with built in bookcases, 1 with a large walk in closet, 1 with his and her closets), 2 baths ( 1 with tub and 1 with a walk in shower), a great room with built in bookcase, fireplace and beamed ceilings, kitchen and breakfast area with tile flooring, utility room, a partial basement which is partially finished, and an attached garage with automatic door opener. The house has central heat and air, a large deck and screened in porch, public water and replacement windows. The house is ready for your personal touches to be made. **OTHER IMPROVEMENTS:** A barn approximately 36' x 48' with an attachment to a barn approximately 24' x 32', all more or less.

**TRACT 1 - HOUSE & BARN TRACT:** 7.30 +/- acres, fronting on Old Lebanon Road consisting of mostly open land with some woods. This tract includes the house and barn described above. **TRACT 2:** 7.50 +/- acres, fronting on Thoroughbred Court (off of Red Fern Road). This tract is mostly open land and includes a stocked pond, and would be a great place to build your dream home.

**INSPECTION:** The land can be inspected daily at you leisure. The auctioneers will show the house daily by appointment - Call 270-465-7051, or attend **Open Inspection, Friday, September 21, 4:00 P.M. to 5:30 P.M. AND Sunday, September 23, 2:00 to 3:00 P.M.** Your inspection is invited and appreciated.

**BID & BUY THE AUCTION WAY !**



**FURNITURE:** 2 Lazy Boy recliners, Roll Top desk, Kohler & Campbell piano and stool, Lane cedar chest, 5 piece bedroom suite, chairs, 2 Tables and 4 chairs (ea), Maple drop leaf table and 6 chairs, Maple hutch, table, coffee table, end tables, Sylvania TV and cart, 2 gun racks, Singer sewing machine, patio furniture, wood desk, computer desk, file cabinets (1- 2drawer, 2 - 4 drawer), stool, bar stools, 2 floor lamps, foot stool. **APPLIANCES:** Frigidaire stainless steel front refrigerator, Magic Chef range, Speed Queen washer, Whirlpool dryer, GE microwave, Rainbow SE vacuum, Bissell vacuum, **HOUSEHOLD ITEMS & MISCELLANEOUS:** Seth Thomas Church clock, Preserve stand, old and antique glassware, Quilts, kerosene lamps, lamps, records, roaster, glasses, dishes, cooking utensils, Ironstone, Pyrex, Tupperware, coffee maker, hand towels, pot holders, pictures and picture frames, Eden Pure heater, books, candle holders, figurines, clocks, blue Ball jar, sewing kit, weights, jewelry box, Canon printer, Lexmark printer, stereo, radios. **TOYS & OTHER:** plastic and metal toy trucks, tractor and wagon, construction toys, puzzles, stuffed animals. **TOOLS & MISCELLANEOUS:** Troy Bilt 3250 watt generator, Jon Boat, wheel barrow, wood stove, shop vac, water jugs, coolers. **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 November 13, 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.



**OWNER: LULA MAE CAVE, STAN CAVE, POA**

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