

Auction



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

**DIMPLE BUCK ESTATE & THE GEORGE BUCK HEIRS
HOUSE & LOT (+) PERSONAL PROPERTY**

805 NORTH COLUMBIA AVENUE, CAMPBELLSVILLE, KY

LOCATED BETWEEN MEADER STREET & DALE STREET - AUCTION SIGNS POSTED

REAL ESTATE SELLS FIRST AT 11AM - FOLLOWED BY THE PERSONAL PROPERTY

IDEAL FOR A PERSONAL HOME OR FOR RENTAL/INVESTMENT - 3 BEDROOM / 1 BATH STONE RANCH HOUSE - NEAR CAMPBELLSVILLE UNIVERSITY



REAL ESTATE: A stone sided ranch house containing 3 bedrooms, bath, living room, eat in kitchen, den, utility room with washer / dryer hookup, and central heat and air. Outside there is a blacktop drive, concrete patio with a gas grill and a wood sided storage building approximately 12'x12'. This property is convenient in every way, and it is near Campbellsville University. The lot is approximately 75' X 100', more or less. 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, November 2, 12 Noon to 1:00 P.M.** Your inspection is invited and appreciated.

AUCTIONEER'S NOTE: If you are in the market for a personal home or for 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, November 10, at 11:00 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 - SELLING FOR THE DIMPLE BUCK ESTATE: (2) 3 piece Maple bedroom suites.

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 10, 2018.

PERSONAL PROPERTY: Cash or good check with proper ID, (No Credit Cards) 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 all faults and 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: DOROTHY DIMPLE BUCK ESTATE (BARBRA BURTON & ROBERT TURNER CO-EXECUTORS, JOHN BERTRAM, ATTORNEY) & THE GEORGE BUCK HEIRS (BARBRA BURTON, POA)

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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