

Auction

SATURDAY, JANUARY 26, 2019 - 10:00 A.M.

JUDITH WAGONER ESTATE

HOUSE & LARGE LOT

124 ORIOLE LANE, CAMPBELLSVILLE, KY

JUST OFF OF BEAR TRACK ROAD - AUCTION SIGNS POSTED !



3 BEDROOMS - 2.5 BATH - BRICK RANCH -

**DRIVE IN PARTIALLY FINISHED BASEMENT - BONUS ROOMS -
CENTRAL HEAT & AIR - 1-1/2 LOTS - SUPER LOCATION !**

REAL ESTATE: A brick ranch house containing 3 bedrooms and 2.5 baths. The main floor has 3 bedrooms (nice master bedroom), 2 baths, formal living room and dining room, equipped kitchen with built in oven, range, dishwasher and a refrigerator included, breakfast area, and a family room with walk out to deck. The partially finished basement includes a den, laundry room, 1/2 bath, a bonus room and a 2 car drive in garage with storage. The house has central gas forced air heat, central air, and its ready for your personal touches. The lot is all of Lot #18 and half of lot #19 of the Plainview Subdivision, making a total lot size of approximately 150'x150', more or less. **INSPECTION:** The auctioneers will show the house anytime by appointment. Call 270-465-7051, or attend **Open Inspection, Friday, January 18, 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 house, we invite you to look this property over before auction day. Make any arrangements or inspections necessary and come prepared to **BID & BUY, Saturday, January 26, at 10:00 A.M.** Make plans to attend this auction, and bring a friend. *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 March 13, 2019. **NOTE:** A 10% Buyers Premium will be added to the winning bid on the real estate 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: JUDITH WAGONER ESTATE - JULIE RUSSELL, EXECUTRIX / BENEFICIARY - RODGER COX, ATTORNEY

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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