

# Auction

**SATURDAY, NOVEMBER 27, 2021 - 10:00 A.M.**

**LENNIE FRANCES DUDGEON ESTATE**

**HOUSE & LOT**

**PERSONAL PROPERTY**

**416 SMITH RIDGE ROAD, CAMPBELLSVILLE, KY**

**AT THE CORNER OF SMITH RIDGE ROAD AND HIGHLAND DRIVE - - AUCTION SIGNS POSTED !**

**REAL ESTATE SELLS FIRST AT 10 AM – FOLLOWED BY THE PERSONAL PROPERTY  
IDEAL FOR A PERSONAL HOME OR FOR RENTAL / INVESTMENT**

**REAL ESTATE:** A brick ranch house containing 3 bedrooms, bath, kitchen and dining area, living room, basement and an attached garage. The house has hardwood and vinyl flooring, gas central heat and air, and public water. Other improvements consist of a detached metal building approximately 24' X 30' with an overhead door and a walk in door. This home is situated on a large corner lot (new survey underway), fronting on both the Smith Ridge Road and Highland Drive.

**INSPECTION:** The property can be inspected Friday, November 19 from 4:00 P.M. to 5:30 P.M. or the auctioneers will show the real estate by appointment. Call 270-465-7051. Your inspection is invited and appreciated.

**AUCTIONEER'S NOTE:** We invite you to look the property over before auction day and to make any arrangements necessary and come prepared to **BID & BUY, Saturday, November 27, at 10:00 A.M.** The real estate will sell first. The personal property can be inspected 1 hour prior to the auction. *We'll see you there! John and JohnWayneKessler.*

**PERSONAL PROPERTY: FURNITURE:** Oak dining table with 6 chairs, reclining sofa, 2 rocking recliners, marble top coffee table and 2 end tables, book shelf, Sanyo TV, entertainment center, Sound Design stereo, full size bed, dresser with mirror, 2 chest of drawers, 5 tier corner shelf, 2 antique chairs, small table, Emerson 13" TV, round table. **APPLIANCES:** Kenmore side by side refrigerator, Panasonic stainless steel microwave, Kenmore chest freezer, Kenmore washer and dryer. **HOUSEHOLD & MISCELLANEOUS:** Various kitchen items and glassware, Bunn coffee maker, area rug, lamp, Singer sewing machine with cabinet, 2 drawer filing cabinet, Nordie track treadmill, Vintage salon dryer, Vintage salon beauty station and chair, several concrete yard statues, miscellaneous household items, **and many more 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 January 11, 2022. **PERSONAL PROPERTY:** 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 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.



**LENNIE FRANCES DUDGEON ESTATE OWNERS, - KAREN BELL & DAVID A. DUDGEON, CO-EXECUTORS, - ANGIE CALL, 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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