

Auction

SATURDAY, FEBRUARY 5, 2022 - 10:00 A.M.

James Southern Estate &
Mr. & Mrs. James Southern, Jr.

296 WISE ROAD, CAMPBELLSVILLE, KY

Located Just Off The New Lebanon Road. Auction Signs Posted!

HOUSE - SHOP & LOT

3 Bedrooms - 1 Bath - Attached Garage - Detached 36' X 40' Shop

PERSONAL PROPERTY

John Deere A Tractor - Bass Tracker Boat - Trailers - Shop Tools - Furniture -
Appliances - Antiques - Collectables - Household & Miscellaneous Items

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Owners: James Southern Estate (James Southern, Jr. Executor) And Mr. & Mrs. James Southern, Jr. - John Miller, Attorney

MAKE PLANS TO ATTEND THIS AUCTION!



FOR AUCTION INFORMATION CONTACT:
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REAL ESTATE SELLS FIRST AT 10 A.M. - FOLLOWED BY THE PERSONAL PROPERTY

REAL ESTATE: Brick ranch house containing 3 bedrooms, full bath, living room - kitchen & dining combination, den with laundry area, central heat & air, attached garage, covered patio and an in ground storm shelter. Other improvements consist of: A metal shop building approximately 36' x 40', with overhead and walk in doors, concrete floor, office area and a 1/2 bath. A nice lot containing approximately 1 acre (new survey underway). A super location, convenient in every way with easy access to shopping and town.

REAL ESTATE INSPECTION: The auctioneers will show the property by appointment. Call 270-465-7051, or attend **Open Inspection, Friday, January 28th from 4:00 P.M. to 5:00 P.M.** Your inspection is invited and appreciated.

PERSONAL PROPERTY INSPECTION: The personal property can be inspected 1 hour prior to the auction.

PERSONAL PROPERTY:

TRACTOR - TRAILERS - FARM TOOLS - SHOP TOOLS & MISCELLANEOUS: John Deere A (Serial #669202 came from the Joy Patton collection), John Deere 290 corn planter (2 row), Hercules 18' equipment trailer, Gatermade single axle 6.5'x 12' trailer, Gatermade tandem axle 6.5'x 16' trailer, Shop vac, IR air compressor, Skil saw, sander, Red Max leaf blower, fishing poles & equipment, Dewalt radio, wrenches, drills, lights, floor jack, drill bits, push mower, Craftsman tool chest, bolt bin & bolts, levels, hoes, shovels, Permagreen fertilizer spreader, Husqvarna pressure washer, Craftsman 13" drill press, Rockwell miter saw, Craftsman square, Craftsman table saw, large vice, Porto Power, grinder, antique tools, lots of other miscellaneous tools.

BOAT: Bass Tracker boat with Evinrude 70 motor & Tracker Trailstar trailer.

FURNITURE: 4 pc Oak bedroom suite, bed & dresser, 3 chests, 3 curio cabinets, slant top desk, sewing machine, TV, jewelry case, couch, recliner, china cabinet, sugar chest, Heritage gun safe, Cedar chest, Oak table, hutch, Oak dining table & 4 chairs, 2 rocking chairs, 2 desk chairs, slant top desk, metal desk,



Wrought iron furniture, patio table & chairs, storage cabinets, cabinets.

ANTIQUES - COLLECTABLES - HOUSEHOLD: large selection of Fostoria and other glassware, large collection of Red Avon glassware, several McCoy cookie jars, lots of Coke collectables (trays, glasses, pitchers, small juke boxes, etc.), globe lamps, kerosene lamps, dolls, pictures, jewelry, dishes, pots & pans, utensils, cookware, linens, vacuum cleaner, John Deere toy collection, cast iron pieces.

APPLIANCES: Whirlpool refrigerator, GE range, Jenn-Air grill, Kenmore upright freezer, Amana refrigerator.

Plus Lots Of Miscellaneous Items Too Numerous To Mention.

AUCTIONEER'S NOTE: If you have been looking for a nice home, a large shop building, located in a super location and just minutes from town, shopping, schools, churches and more, then your search is over with this property. This well maintained home is convenient in every way, and it sells at public auction where you the buyer will determine the price. Be sure to look this property over before auction day and make any arrangements necessary and come prepared to **BID & BUY, Saturday, February 5, at 10:00 A.M.** The real estate will sell first. The personal property offers something for everyone and features nice pieces of furniture, collectables and many tools. The personal property can be inspected 1 hour prior to the auction. *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 22, 2022. **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.

Owners: James Southern Estate (James Southern, Jr. Executor) And Mr. & Mrs. James Southern, Jr. - John Miller, Attorney

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Dress For The Weather & Bring A Friend !

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AUCTION CONDUCTED BY:



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