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Auction

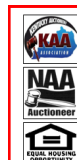
SATURDAY, JULY 27, 2019 - 10:00 A.M. CENTRAL

**76 +/- ACRES IN 5 TRACTS - HOUSE - BARN
PERSONAL PROPERTY - TRACTOR - TOOLS**

195 WILDLIFE ROAD, MAGNOLIA, KY



**FOR AUCTION INFORMATION CONTACT:
JOHN M. KESSLER, PRINCIPAL REAL ESTATE BROKER & AUCTIONEER
JOHN WAYNE KESSLER, REAL ESTATE BROKER & AUCTIONEER
www.kesslerauction.com
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JOHN M. KESSLER
Principal Broker - Auctioneer
JOHN WAYNE KESSLER
Broker - Auctioneer
MARSHA ATWOOD
Sales Assoc. - App. Auctioneer
MIKE PRICE
Sales Assoc. - Auctioneer
"Keep Smiling Neighbor,
Let Us Do The Crying"

"Successful Auctions Since 1938"

MAKE PLANS TO ATTEND THIS AUCTION!

Auction

SATURDAY, JULY 27, 2019 - 10:00 A.M. CENTRAL

**THE FORMER PROPERTY OF
HOWARD & THE LATE FRANCES CARMAN**

76 +/- ACRES IN 5 TRACTS

PERSONAL PROPERTY -

TRACTOR - TOOLS

195 WILDLIFE ROAD, MAGNOLIA, KY

JUST OFF OF KY HIGHWAY 566 --- AUCTION SIGNS POSTED !

From Highway 61, follow Highway 566 3.9 miles, turn right on Wildlife Road and follow to the Property!



Patricia Kay Walker, Stephen Joe Bell, George Dody Bell, & Lisa & Mark Rodgers, Owners

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SATURDAY, JULY 27, 2019 - 10:00 A.M. CENTRAL
76 +/- ACRES IN 5 TRACTS
PERSONAL PROPERTY - TRACTOR - TOOLS

195 WILDLIFE ROAD, MAGNOLIA, KY
JUST OFF OF KY HIGHWAY 566 --- AUCTION SIGNS POSTED!
REAL ESTATE SELLS FIRST AT 10AM CENTRAL - FOLLOWED BY THE PERSONAL PROPERTY!



REAL ESTATE: 76 acres, more or less, offered in 5 tracts, with the right reserved to group. Selling with the Computerized Multi Par System! Bid on one tract, multiple tracts, or the property as a whole. Land consists of open land and wood land! Home to Wildlife of all kinds! Ideal for many uses; perfect home site, hunting site or weekend get away! **TRACT #1:** 10.1 acres, more or less, with a wood sided home with 2 bedrooms, 1 bath, living room, kitchen, and gas heat. Tract 1 also has combination barn, other out buildings, pond, and features open and woodland. Ideal for a personal home, investment, or a place to get away for the weekend. **TRACT #2:** 11.8 acres,



more or less, with open and woodland. **TRACT #3:** 13.8 acres, more or less, with mostly woodland. **TRACT #4:** 12.2 acres, more or less, mostly woodland with some open land. **TRACT #5:** 28.5 acres, more or less, mostly wooded with some open land. **INSPECTION:** The Auctioneers will show the property anytime by appointment. Call 270-465-7051 or attend **Open Inspection, Friday, July 19, from 4:30pm to 5:30pm central.** Your inspection is invited and appreciated.

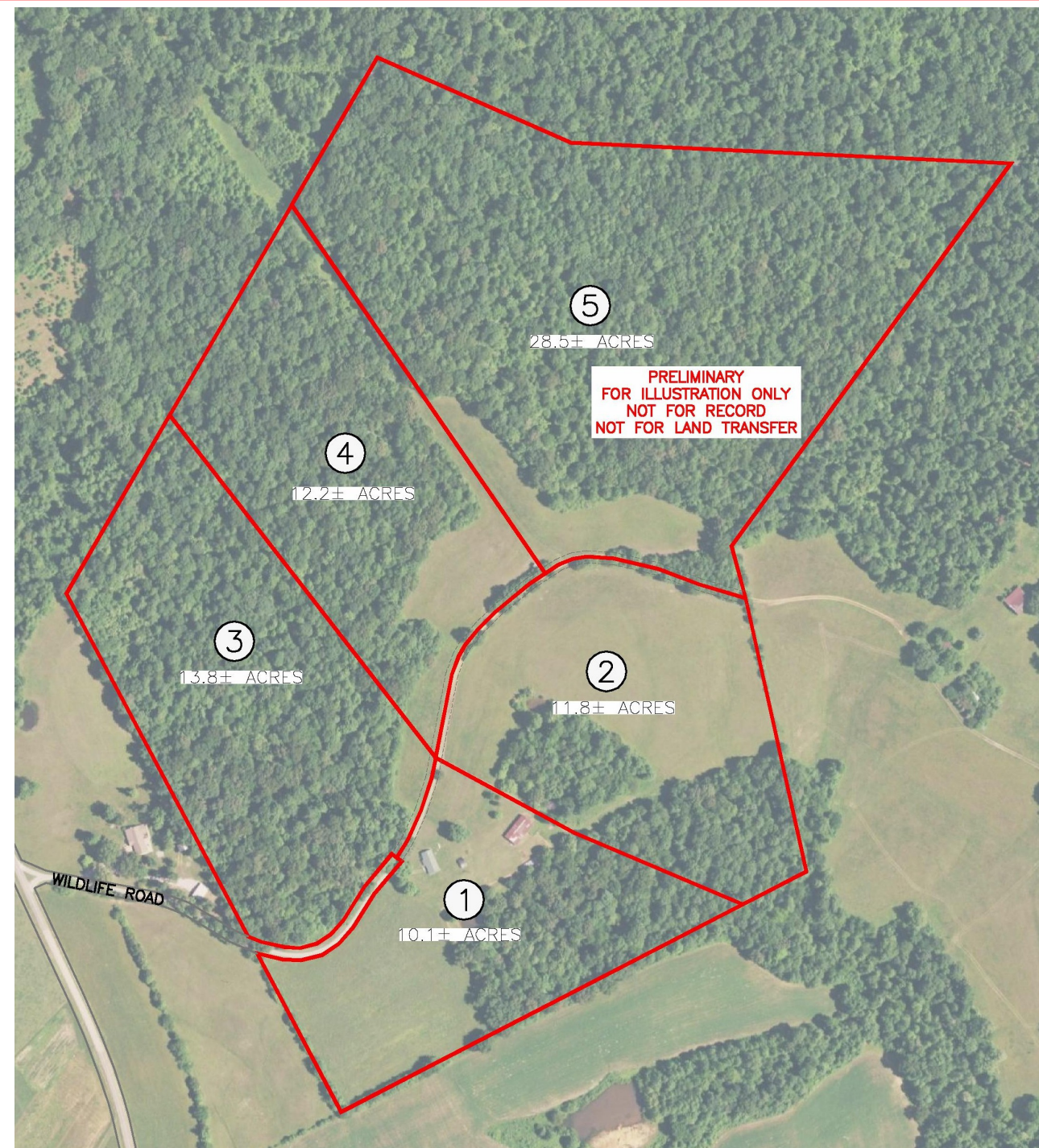
PERSONAL PROPERTY: APPLIANCES: GE electric range, GE microwave, Kenmore sewing machine. **FURNITURE:** tater bin, table & 4 white chairs, end tables, coffee table, recliner, arm chair, TV stand, Oak china cabinet, lamps, gun cabinet, chest, Maple full size bed, Maple twin size bed, couch, stools, table, swing, wood twin bed.

HOUSEHOLD: lanterns, coffee maker, binoculars (Bushnell, Verix, & Simmions), cookware, Coca-Cola pitcher & glasses, iron skillet, VCR, VHS tapes, candle holders, picture frames, cups, glasses, dishes, pots & pans, arrow heads, dolly, Bissell vacuum, books. **FARM EQUIPMENT & TOOLS:** IH B-414 Diesel SN. 16035, Murray 14hp 42" riding mower, Husqvarna YTH 22V46 riding mower, levels, battery charger, air compressor, crow bar, old hand well pump, gas cans, misc. tools, jack, shovels, rakes, briar blade, saw horses, T post, pool ladders, garden plow, push mower, rope, aluminum extension ladder, fuel barrel & hand pump, hand fuel pump, dog pen, Reddy heater, tobacco sticks, single tree, double trees, antique corn sheller, tobacco spears & knife, brace & bit, shears, cow bells, pitch forks, pipe vise, dehorner, drag disk, Ferguson 2 bottom plow, Baltic 3pt. pto seeder, Walton 500 3pt. pto seeder, 3pt. carry all, loader, body harness, miter saw, log chain, clamps, ax, picks, Task Force 4 drawer tool box, hand tools, bench grinders, vise, drill press, electric heater, CB base station. **Lots of miscellaneous items too numerous to mention.**

AUCTIONEERS NOTE: We are honored to conduct this auction for the Carman family. This property has many potential uses. Be sure to look this property over and make any arrangements or inspections necessary and come prepared to **BID & BUY, Saturday, July 27 at 10AM. central.** The personal property can be inspected one hour prior to the auction each day. Make plans to attend 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 September 11, 2019. **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 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.



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