

# Auction

SATURDAY, AUGUST 27, 2022 - 10:00 A.M.

HOME & LOT

Sherry MacCrimble Estate

107 SPRING MEADOW CIRCLE, CAMPBELLSVILLE, KY

Located Near Green River Lake - Just Off Of KY Highway 55 (The New Columbia Road). Auction Signs Posted !



**CONVENIENTLY LOCATED NEAR GREEN RIVER RESERVOIR**

**REAL ESTATE:** A 2006 Fleetwood double wide manufactured home with two built on additions. This home features: 4 bedrooms with a bonus room which could be used as a 5th bedroom, and 2 baths. The home contains a master bedroom with a master bath with tub and shower, a second built on addition (bonus room), 3 other bedrooms and a bath. The home has a large kitchen and dining room, living

room, den or TV room with fireplace, a built on sun room with window air, central heat and air, and the roof was replaced in approximately 2019. Outside there is a large deck, a blacktop drive with entrances on both sides, a Z-lock storage building and a metal sided garage approximately 24' X 24' with 2 overhead doors and a concrete floor. This property fronts on Spring Meadow Circle on two sides and is described as Lots #22 and #23 of Point Pleasant Subdivision. The lot is approximately 335' (frontage on Spring Meadow Circle) X 137' X 124' X 250' (frontage on Spring Meadow Circle) X 25' Radius, and has mature shade. **REAL ESTATE INSPECTION:** The auctioneers will show the property by appointment. Call 270-465-7051, or attend Open Inspection, Sunday August 21 from 1:00 P.M. to 2:00 P.M. Your inspection is invited and appreciated.

**AUCTIONEER'S NOTE:** Seldom does a property come available that is located near Green River Reservoir. We invite you to look this property over, and make any arrangements necessary and come prepared to BID & BUY, Saturday, August 27, at 10:00 A.M. This property sells at public auction where you the buyer will determine the price. We'll see you there! John M. Kessler & 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. The balance due with delivery of deed on or before October 11, 2022. **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.

Owners: Sherry MacCrimble Estate - Bryan Ford, Executor - John Bertram, Attorney

**FOR AUCTION INFORMATION CONTACT:**

JOHN M. KESSLER, PRINCIPAL REAL ESTATE BROKER & AUCTIONEER  
JOHN WAYNE KESSLER, REAL ESTATE BROKER & AUCTIONEER

[www.kesslerauction.com](http://www.kesslerauction.com) 270 - 465 - 7051

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**Make Plans To Attend This Auction !**



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