

# Auction

SATURDAY, AUGUST 26, 2023 - 10:00 A.M.

Sharon Pike Estate

**5982 Knifley Road, Elkhorn, KY**

Located On Ky Highway 76, Near The Taylor Co. / Adair Co. Line. - Auction Signs Posted !

HOUSE & LOT  
PERSONAL PROPERTY



REAL ESTATE SELLS FIRST AT 10 A.M. - FOLLOWED BY THE PERSONAL PROPERTY  
**Real Estate:** Vinyl sided house containing 3 bedrooms, bath with laundry area, eat in kitchen, living room, central heat & air and public water. Other improvements consist of a detached metal sided garage with overhead door. There is an old storm cellar and a well on the property. The lot contains 0.52 acre by a 2022 survey. **Real Estate Inspection:** The auctioneers will show the property by appointment. Call 270-465-7051, or attend **Open Inspection, Wednesday, August 16, from 12:00 Noon to 1:00 P.M.** Your inspection is invited and appreciated.

**Auctioneer's Note:** If you are in the market for a personal home or rental / investment property, then we invite you to take a look at this property, and make any arrangements necessary and come prepared to **BID & BUY, Saturday, August 26 at 10:00 A.M.** This home sells at absolute auction where you, the buyer, will



determine the price. The personal property can be inspected 1 hour prior to the auction. *We'll see you there!* **John M. Kessler & John Wayne Kessler. Visit our website for additional pictures: [www.kesslerauction.com](http://www.kesslerauction.com)**

**Personal Property:** Amish made Oak table & 6 chairs, china hutch, gun cabinet, entertainment center with electric fireplace insert, end tables, washer & dryer, electric range (approx. 1 year old), double door refrigerator, small freezer, matching dresser & chest, bicycles, small hand tools, plates, dishes, cups, cooking utensils, China, blue carnival glass, pink depression glass, vases, wine glasses, 50<sup>th</sup> birthday Bugs Bunny glasses. **Plus Lots Of Miscellaneous 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 October 11, 2023. **Personal Property:** Cash or good check with proper ID, or Visa/Master Card (if service is available with a 3% convenience fee - \$3 minimum) 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.

Sharon Pike Estate, Owner - Tammy Blessit & Tracy Blessit, Co-Executors - 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



AUCTION CONDUCTED BY:



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Sales Assoc. - Auctioneer  
"Keep Smiling Neighbor,  
Let Us Do The Crying"

"Successful Auctions Since 1938"

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**Make Plans To Attend This Auction !**

  	<h1>KESSLER</h1> <b>AUCTION &amp; REALTY CO.</b>	<b>JOHN M. KESSLER</b> Principal Broker - Auctioneer
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