

# Auction

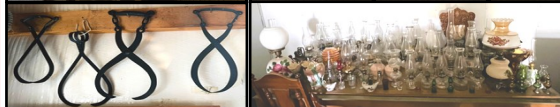
SATURDAY, SEPTEMBER 30, 2023 - 10:00 A.M.

Selling For: Hollis Rogers

94 Blue Hole Road, Campbellsville, KY

Located Just Off Of Ky Highway 55 - Auction Signs Posted !

**BUILDING & LOT  
PERSONAL PROPERTY**



REAL ESTATE SELLS FIRST AT 10 A.M. - FOLLOWED BY THE PERSONAL PROPERTY

**Real Estate: Building & Apartment:** A metal sided building approximately 28' X 48' with 2 overhead doors, walk in door, and concrete floor. The front part of the building is a shop area, and the back part of the building is an apartment containing 1 bedroom, living room, kitchen, bath, vinyl and carpeted floors and central heat and air. There is a storage loft above the apartment. Other improvements consist of a metal sided carport approximately 14' X 16' and a small storage building. The lot contains approximately 0.76 acre, more or less. **Real Estate Inspection:** The auctioneers will show the property by appointment. Call 270-465-7051, or attend Open Inspection, Friday, September 22, from 11:00 A.M. to 12:00 P.M. Your inspection is invited and appreciated.

**Auctioneer's Note:** Located just a short drive from Green River Lake, this property is ideal for many uses and it would be ideal for the weekend boater. We invite you to take a look at this property, and make any arrangements necessary and come prepared to BID & BUY, Saturday, September 30 at 10:00 A.M. This property 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 - Partial List Only: Cherry & Modern Furniture:** Cherry bed, Cherry dresser, Cherry corner cabinet, Cherry table top on sewing machine frame, 2 Cherry end tables, Cherry round table, Cherry slant top desk, Cherry drop leaf table, Brunswick Victrola, Howard Miller grandfather clock, curio cabinet, recliner, tables, couch, hat rack, rocker, cabinet, file cabinets. **Antiques - Collectables - Household:** Steth Thomas mantel clock, other clocks, antique wall telephone, antique tong collection, lots of small collector cars, 50+ kerosine lamps, coffee grinder, cedar churn, Fred Thrasher - Don Ensor & Vittitow prints, antique irons, antique insulators, jars, jugs, NAPA car collection, kerosine heater, trunk, bassinet, granite, glassware, baskets, old milk bottles (some labeled). **Tools:** antique planers, antique hand drills, antique drill, antique chain saw, pipe wrenches, grinders, small drill press, vise, work bench, tool boxes and tools, blow torches, tool chest and tools. **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 November 7, 2023. **Personal Property:** Cash or good check with proper ID, or Visa/Master Card (with a 3% convenience fee) 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.

## 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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**MIKE PRICE**  
Sales Assoc. - Auctioneer  
"Keep Smiling Neighbor,  
Let Us Do The Crying"

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**Make Plans To Attend This Auction !**

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