

Auction

SATURDAY, OCTOBER 21, 2023 - 10:00 A.M.

Lula Mae Bell Estate & The Late Raymond Bell
Mr. & Mrs. Larry Bell

268 Highland Drive, Campbellsville, KY

Located Between Smith Ridge Road & KY Highway 70 - Auction Signs Posted!

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

Real Estate: A brick ranch house, containing 3 bedrooms, bath, living room, kitchen and dining room combination, an unfinished basement and attached garage. This home has public water, electric ceiling cable heat, hardwood floors (some under carpet) and vinyl in the kitchen. All on a large lot, being approximately 200' X 600' X 200' X 550', more or less. This home is ready for your personal touches. **Real Estate Inspection:** The auctioneers will show the property by appointment. Call 270-465-7051, or attend **Open Inspection:** Friday, October 13, from 12:00 Noon to 1:00 P.M. Your inspection is invited and appreciated.

Auctioneer's Note: This property is conveniently located close to shopping, Churches, and just minutes from town, the Heartland Parkway and Green River Lake. This home is ideal for a personal home, or rental/investment and it's ready for your personal touches and updates. We invite you to take a look at this property, and make any arrangements necessary and come prepared to BID & BUY, Saturday, October 21 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

Personal Property: Car & Trailer: 2005 Buick Century (approx.. 75,000 miles), 16' bumper hitch trailer. **Furniture:** Antique dresser, 4 pc bedroom suite, table & 4 chairs, recliner lift chair, quilt rack, metal bed, 4 bar stools, stereo, recliner, couch, desk, end tables, magazine rack, metal lawn chairs, Singer cabinet sewing machine, cabinet sewing machine, cedar chest. **Appliances:** refrigerator, range, Frigidaire washing machine, Wringer washer, wood stove. **Antiques - Collectables - Household - Miscellaneous:** #3 churn, #10 crock, hand fans, coffee grinder, old tractor seat, bottles, cast iron, shoe last, milk can, Butterman Ice Cream mirror, antique glassware, approximately 18 quilts, tupperware, lard cans, records, picture frames, clocks, pressure cooker, cookware, pots & pans, crock pot, sewing machine frame & head, wash tubs. **Tools:** chain saw, leaf blower, crosscut saw. **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 December 6, 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 including lead based paint.

FOR AUCTION INFORMATION CONTACT:

JOHN M. KESSLER, PRINCIPAL REAL ESTATE BROKER & AUCTIONEER
JOHN WAYNE KESSLER, REAL ESTATE BROKER & AUCTIONEER
www.kesslerauction.com 270 - 465 - 7051

AUCTION CONDUCTED BY:



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"Keep Smiling Neighbor,
Let Us Do The Crying"

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"Successful Auctions Since 1938"



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**HOUSE & LOT
PERSONAL PROPERTY**



Make Plans To Attend This Auction !

 		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"
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AUCTION & REALTY CO.

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