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**HOMES - FARMS - ESTATES - ANTIQUES
PERSONAL PROPERTY - FARM MACHINERY
&
BUSINESS LIQUIDATIONS**

"No Auction Too Large Or Too Small"

Auction

SATURDAY, APRIL 20, 2024 - 10:00 A.M.

THE FORMER PROPERTY OF
THE LATE CARL & LAQUITA HUNT

2305 White Rose Road, Campbellsville, KY

Farm Fronts On White Rose Road And On Chaney Pike - Auction Signs Posted !

130 +/- ACRES - 14 TRACTS

3 Bedroom Ranch House w/basement - 2 Barns & Shed
Acreage Tracts - Homesites - Farm Land

PERSONAL PROPERTY

3 Grain Bins - Cherry Furniture - Home Furnishings - Antiques -
Collectables - Household Items & Miscellaneous Items

Directions: From Campbellsville, follow KY Highway 527 (Saloma Road) approximately 5.4 miles to the TGT Plant, turn left onto Ky Highway 744 and follow 2/10 mile, turn right onto Ky Highway 527 and follow approximately 2.4 miles, turn left onto White Rose Road, and follow approximately 2 miles to the Hunt Farm. OR From Campbellsville, follow KY Highway 210 approximately 3.7 miles, turn right onto Ky Highway 744 and follow 1 mile, turn left onto Chaney Pike and follow approximately 2.7 miles to the Hunt Farm.

**A Once In A Lifetime
Land Buying Opportunity !**



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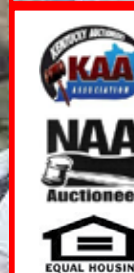
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MAKE PLANS TO ATTEND THIS AUCTION !

FOR AUCTION INFORMATION CONTACT:
JOHN M. KESSLER, PRINCIPAL REAL ESTATE BROKER & AUCTIONEER
JOHN WAYNE KESSLER, REAL ESTATE BROKER & AUCTIONEER
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"Successful Auctions Since 1938"

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AUCTION CONDUCTED ON SITE AT 2305 WHITE ROSE ROAD, CAMPBELLSVILLE, KY

Plats and additional pictures are available online at www.kesslerauction.com. Click on this auction then documents.
The auctioneers are available to answer questions by calling 270-465-7051.

Farm Fronts On White Rose Road And On Chaney Pike - Auction Signs Posted !

A Once In A Lifetime Land Buying Opportunity !

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

130 +/- ACRES SELLING IN 14 TRACTS WITH THE RIGHT RESERVED TO GROUP

BUY 1 TRACT, COMBINATION OF TRACTS OR AS A WHOLE USING OUR COMPUTER RUN MULTI-PAR SYSTEM

REAL ESTATE INSPECTION: The land can be inspected daily at your leisure. The house will be shown by appointment with the auctioneers. Call 270-465-7051 or attend open inspection Friday, April, 12, from 4:30 P.M. to 5:30 P.M. Your inspection is invited and appreciated! Plats, and additional pictures are available at our office or online at www.kesslerauction.com. Click on this auction then documents. The auctioneers are available to answer questions by calling 270-465-7051.

AUCTIONEER'S NOTE: This could be a "Once In A Lifetime Land Buying Opportunity" for you to own all or a portion of this property. If you are in the market for a home, home site, farm, investment property, or looking to expand your current farming operation, this could be the perfect place for you. We invite you to look this property over before the auction, make any arrangements or inspections necessary and come prepared to **BID & BUY, Saturday, April 20, 2024 at 10AM**. The personal property can be inspected one hour prior to the auction. Make plans to attend this auction and bring a friend. *We'll see you there!* **John and John Wayne Kessler**.

PERSONAL PROPERTY:

The Personal Property Can Be Inspected 1 hour prior to the auction.



FURNITURE: Cherry end & coffee tables, 5 pc Maple Queen bedroom suite, end & lamp tables, coffee table, floor lamps, corner TV cabinet, Magnavox 37" TV, Magnavox stereo, 2 recliners, sectional couch, Maple sewing machine cabinet, Emerson TV w/DVD, 4 bar stools, patio table & chairs, folding camp chairs, 2 church chairs, clothes racks.

HOUSEHOLD ITEMS: antique radio in wood cabinet, 2 milk glass lamps, 2 brass lamps, lots of glassware, 3 sets of china, Arby's Christmas goblets, clear glass (bowls, vases, cake plates, pie baking dishes), serving bowls, bakeware, throws & blankets, decorated handmade pillows, lace table cloths, scales, records, VHS movies, puzzles, hamper, craft items, lace & sewing items, kitchen utensils and silverware, picture frames, Victoria Tomato juicer, cookie maker, pressure cooker, toasters, tea pots, bread pans, Roaster oven, lamps, Mr. Coffee, radios, clocks, books, tupperware, cook books, ironing board, Christmas place mats & table cloths, flower pots, home interior items, Christmas décor, fall décor, cake pans, Pepsi bottles. **Plus Lots Of Miscellaneous Items Too Numerous To Mention.**

APPLIANCES: small kitchen appliances, Singer portable sewing machine, Maytag washer, HP dryer.

GRAIN BINS: 3 grain bins (2 - 5,000 bushel bins, 1 - 3,000 bushel bin)

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 June 4, 2024. **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 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.

Owners: Judy & Roger Wilson, Larry & Jo Anne Hunt, Gary & Kathy Hunt, Greg & Michelle Hunt

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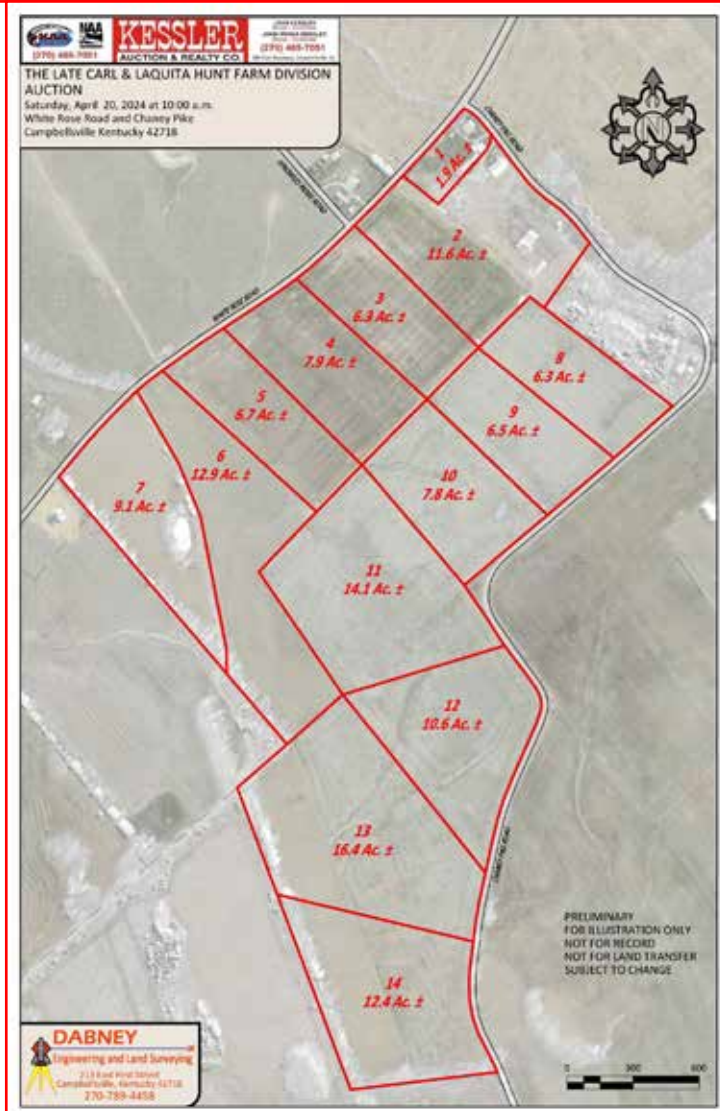
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THE HUNT FARM: 130 +/- Acres (new survey underway) fronting on White Rose Road and on Chaney Pike. This farm consists of crop land and pasture land. The Taylor County FSA office shows the farm with 118 acres of crop land. The property has long road frontage on White Rose Road and nearly a mile of road frontage on Chaney Pike. The farm is improved with: **HOUSE:** A stone sided house containing 3 bedrooms, bath, living room, eat in kitchen with oak cabinets and a built in dishwasher, partial basement, central H/A, replacement windows, rear deck and public water. There is also a detached 2 car garage. **BARNs:** A feed barn, tobacco barn and a shed. **TRACTS #1 & #2 FRONT ON BOTH WHITE ROSE ROAD AND CHANEY PIKE. TRACTS #3 - 7 FRONT ON WHITE ROSE ROAD. TRACTS #8 - 14 FRONTS ON CHANEY PIKE. TRACT #1 - HOUSE TRACT:** 1.90+/- acres, includes the house listed above. **TRACT #2 - BARN TRACT:** 11.60+/- acres includes all of the barns listed above. **TRACT #3:** 6.30+/- acres. All open land. **TRACT #4:** 7.90+/- acres. All open land. **TRACT #5:** 6.70+/- acres. All open land. **TRACT #6:** 12.90+/- acres. Mostly open land, level to rolling with some scattered trees. **TRACT #7:** 9.10+/- acres. Mostly open land, level to rolling with some scattered trees and a small pond. **TRACT #8:** 6.30+/- acres. All open land. **TRACT #9:** 6.50+/- acres. All open land. **TRACT #10:** 7.80+/- acres. Mostly open land. **TRACT #11:** 14.10+/- acres. Mostly open land. **TRACT #12:** 10.60+/- acres. Mostly open land. **TRACT #13:** 16.40+/- acres. Mostly open land. **TRACT #14:** 12.40+/- acres. Mostly open land.

BID & BUY THE AUCTION WAY !

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