

Auction

SATURDAY, MAY 18, 2024 - 10:00 A.M.

Janet McNear Estate

106 Perks Drive, Campbellsville, KY

Located Off Of Wildwood Way & Just Off Of Davis Road. Auction Signs Posted!

**HOUSE & LOT
PERSONAL PROPERTY**



REAL ESTATE SELLS FIRST AT 10 A.M. - FOLLOWED BY THE PERSONAL PROPERTY
Ideal For A Personal Home Or For Rental / Investment

REAL ESTATE: Stone sided berm house containing 2 bedrooms, a bonus room, bath with walk in shower, living room with stone hearth & wood stove, kitchen and dining room combination, large utility room with sink, and an attached garage. The house has central H/A, laminate, tile and vinyl floor coverings, skylights and a Generac propane powered back up generator. The lot is approximately 100' X 150', more or less and has a detached storage building.

REAL ESTATE INSPECTION: The auctioneers will show the property by appointment. Call 270-465-7051, or attend Open Inspection, Friday, May 10, from 11:00 A.M. to 12:00 P.M. Your inspection is invited and appreciated.



AUCTIONEER'S NOTE: Located just minutes from town, this property is convenient in every way. We invite you to take a look at this property, and make any arrangements necessary and come prepared to BID & BUY, Saturday, May 18, 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: Partial List Only! **FURNITURE:** Several glass front china cabinets, hutch, cherry table & 4 chairs, couch, lift recliner, bed, cabinet, bed, dresser & chest, end tables, entertainment center, floor lamps, floor fans, recliner, LG 50" TV, bench, LG TV, chairs, antique dresser with mirror. **ANTIQUES - COLLECTABLES - HOUSEHOLD ITEMS:** Iphone 7, Ipad in box, glassware, antique glassware, dolls, figurines, Precious Moments figurines, Traditions china, quilts, linens, clocks, games (some new), Sentry safe, luggage, puzzles, VHS tapes & DVD's, books, pictures & picture frames, VCR, DVD player, pots & pans, cooking utensils, glasses, cookbooks, Dr Seuss's books, Hardy Boy books. **TOOLS & MISCELLANEOUS:** yard and garden tools, yard chairs, file cabinets, basketball goal, portable power box. **APPLIANCES:** GE refrigerator, Samsung dryer, Fisher & Paykel washer, Frigidaire range, Samsung stainless double door refrigerator, microwave. **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. The balance due with delivery of deed on or before July 3, 2024. **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.

Janet McNear Estate, Owners - Gail Merritt, Administratrix - Gail Merritt & Greg McNear POA for Lorene Caudell, Heir At Law - 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 270 - 465 - 7051

AUCTION CONDUCTED BY:



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