

# Auction

HOUSE & LOT

Jerry Murphy Estate

**SATURDAY, SEPT., 21, 2024 - 10:00 A.M.**

**316 Happy Hill Drive, Campbellsville, KY**

Located Between Elkhorn Road (Hwy 70) And Smith Ridge Road. Auction Signs Posted !



### A LIVE ONSITE AUCTION

A Fixer Upper - In Need Of Repair

Ideal For A Personal Home Or For Rental / Investment

316 Happy Hill Drive - PVA # C08-02-22 (County & County School Tax District): A brick and vinyl sided ranch house containing 3 bedrooms, bath, kitchen, living room, utility room and an attached garage. The house has central H/A and is in need of some TLC and repairs. The lot is approximately 100' X 120", more or less. **REAL ESTATE INSPECTION:** The auctioneers will show the property by appointment. Call 270-465-7051, or attend **Open Inspection, Thursday, September 12.**

from 12:00 P.M. to 1:00 P.M. The house will also be open 1 hour prior to the auction. Your inspection is invited and appreciated. **NOTE:** Property sells in its AS IS condition and it is subject to any easements, right of ways, and restrictions, whether implied or of record.

**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 November 1, 2024. **NOTE:** A 10% Buyers Premium will be added to the winning bid on the real estate 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.

Jerry Wayne Murphy Estate, Owners - Brandy Love, Administratrix & 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:**



# KESSLER

## AUCTION & REALTY CO.

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"Keep Smiling Neighbor,  
Let Us Do The Crying"