

Auction

SAT., OCT., 26, 2024 - 10:00 A.M.

Madonna Russell Estate

243 Meadow Creek Road, Campbellsville, KY

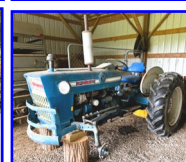
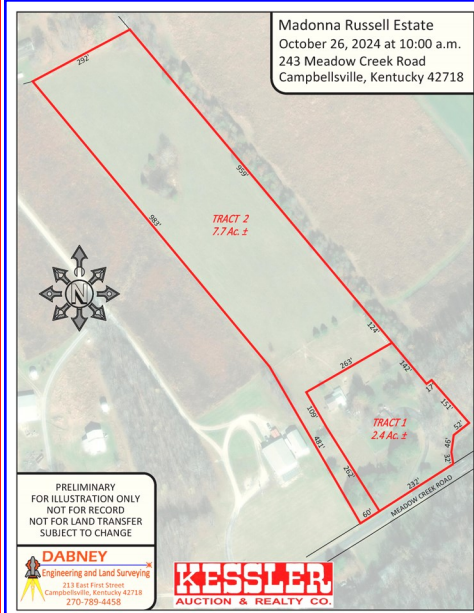
Located Between Old Columbia Road & Hatcher Road. Auction Signs Posted!

Brick Home & 10 +/- Acres + Personal Property

Real Estate Offered In 2 Tracts With The Right Reserved To Group. Buy 1 Tract, Or As A Whole Using Our Computer Run Multi-Par System

2014 Chevy Truck, Ford 3000 Tractor, Farm Equipment, Furniture, Household Items, Antiques, Collectables & Miscellaneous

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



AUCTIONEER'S NOTE: We invite you to take a look at this property, and make any arrangements necessary and come prepared to BID & BUY, Saturday, October 26, 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

PERSONAL PROPERTY: Partial List Only! 2014 Chevy truck (LT, 4X4, extended cab 4 door, rebuilt title, approx. 67,000 miles), Pony Express horse trailer, Ford 3000 tractor, 3pt bushhog, plow, disk, round bale feeders, horse tack and saddles, tools, generator, pull behind spray, dog kennels, bedroom suites, framed pictures, antiques, collectables, couch, recliner, jewelry, dishes, freezer, washer, dryer, range, refrigerator, drop leaf table, curio cabinet, trunk, antique desk, lamps, churn, tables, antique chest, TV's, coffee and end tables, chairs. **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 December 11, 2024. **PERSONAL PROPERTY:** Cash or good check with proper ID, or Credit Card (with a 3% convenience fee & \$1,000.00 max) 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.

Madonna Russell Estate, Owners - Neely Traylor, Executrix - Wes Bright, Attorney

www.kesslerauction.com 270 - 465 - 7051

KESSLER

AUCTION & REALTY CO.

304 EAST BROADWAY, CAMPBELLVILLE, KY. - PHONE 270-465-7051

"Successful Auctions Since 1938"

FOR AUCTION INFORMATION CONTACT:

JOHN M. KESSLER,

Principal Broker - Auctioneer

JOHN WAYNE KESSLER

Broker - Auctioneer

MARSHA ATWOOD

Sales Associate - Apprentice Auctioneer

MIKE PRICE

Sales Associate - Auctioneer

www.kesslerauction.com 270 - 465 - 7051



"Keep Smiling Neighbor,
Let Us Do The Crying"