

Auction

SATURDAY, MAY 23, 2020 - 10:00 A.M.

THE LATE OMER COLVIN

Selling For:

The Omer Colvin Family Residence Trust & The Omer Colvin Family Irrevocable Trust

165 +/- ACRES

SELLING IN 19 TRACTS & COMBINATIONS

Auction Conducted At:

760 Spurlington Church Road, Campbellsville, KY

AUCTION SIGNS POSTED!

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





KESSLER
AUCTION & REALTY CO.
304 EAST BROADWAY, CAMPBELLVILLE, KY. - PHONE 270-465-7051
"Successful Auctions Since 1938"

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"



KESSLER

AUCTION & REALTY CO.

304 EAST BROADWAY - P.O. BOX 271
CAMPBELLVILLE, KY. 42719
270-465-7051

First Class Mail

**If You Need The Services
Of A Professional Auctioneer,
Discover What Many Already Know...**

**When You Hire
KESSLER AUCTION & REALTY CO.
You're Employing The Best!
Give**

**John M. Kessler Or John Wayne Kessler
A Call About Your Auction Needs
270-465-7051**

**HOMES - FARMS - ESTATES - ANTIQUES
PERSONAL PROPERTY - FARM MACHINERY
&
BUSINESS LIQUIDATIONS
"No Auction Too Large Or Too Small"**

Auction

SATURDAY, MAY 23, 2020 - 10:00 A.M.

THE LATE OMER COLVIN

Selling For:

The Omer Colvin Family Residence Trust & The Omer Colvin Family Irrevocable Trust

165 +/- ACRES

SELLING IN 19 TRACTS & COMBINATIONS

HOUSE - SHOP - TOOL SHED - BARN - SILOS -

OPEN LAND - CROP LAND - WOOD LAND - ACREAGE TRACTS - HOME SITES

TRACTS # 1 - 13 LOCATED ON SPURLINGTON CHURCH ROAD - 125.40 +/- ACRES

TRACTS # 14 - 20 LOCATED ON SPURLINGTON ROAD - 39.40 ACRES



**Auction Conducted At:
760 Spurlington Church Road,
Campbellsville, KY**

**APPROXIMATELY 6 MILES FROM CAMPBELLVILLE
& APPROXIMATELY 1.5 MILES OFF OF US 68
AUCTION SIGNS POSTED!**

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.

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

"Successful Auctions Since 1938"

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"

Auction

LIVE ONSITE AUCTION

SATURDAY, MAY 23, 2020 - 10:00 A.M.

THE LATE OMER COLVIN

Selling For:

The Omer Colvin Family Residence Trust & The Omer Colvin Family Irrevocable Trust

165 +/- ACRES
SELLING IN 19 TRACTS & COMBINATIONS

HOUSE - SHOP - TOOL SHED - BARN - SILOS -

OPEN LAND - CROP LAND - WOOD LAND - ACREAGE TRACTS - HOME SITES

TRACTS # 1 - 13 LOCATED ON SPURLINGTON CHURCH ROAD - 125.40 +/- ACRES

TRACTS # 14 - 20 LOCATED ON SPURLINGTON ROAD - 39.40 ACRES

Auction Conducted At: 760 Spurlington Church Road, Campbellsville, KY

APPROXIMATELY 6 MILES FROM CAMPBELLSVILLE & APPROXIMATELY 1.5 MILES OFF OF US 68 - AUCTION SIGNS POSTED!

165 +/- ACRES - SELLING IN 19 TRACTS WITH THE RIGHT RESERVED TO GROUP

BUY 1 TRACT, COMBINATION OF TRACTS OR AS A WHOLE PER LOCATION

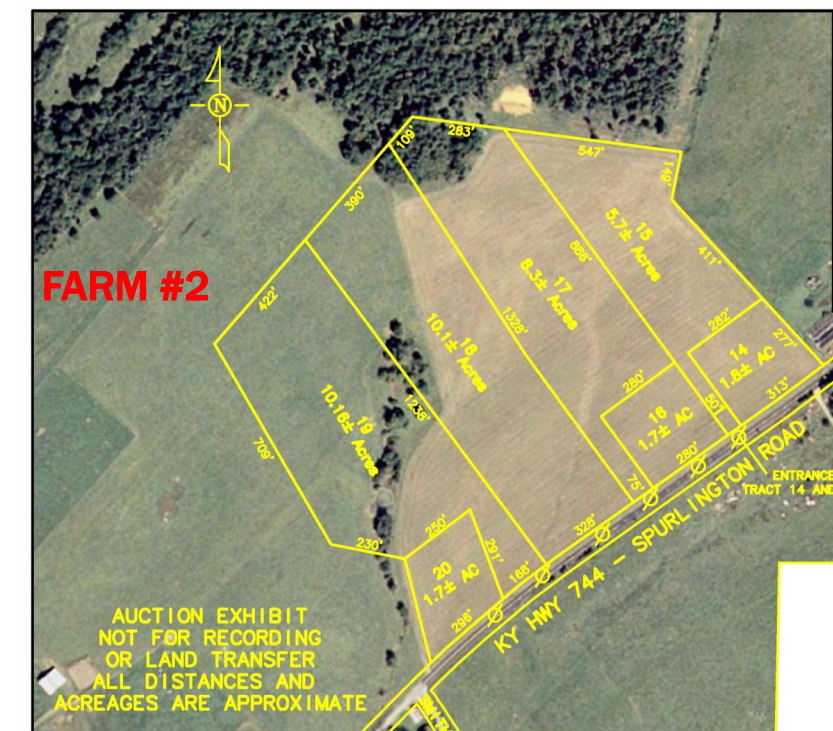
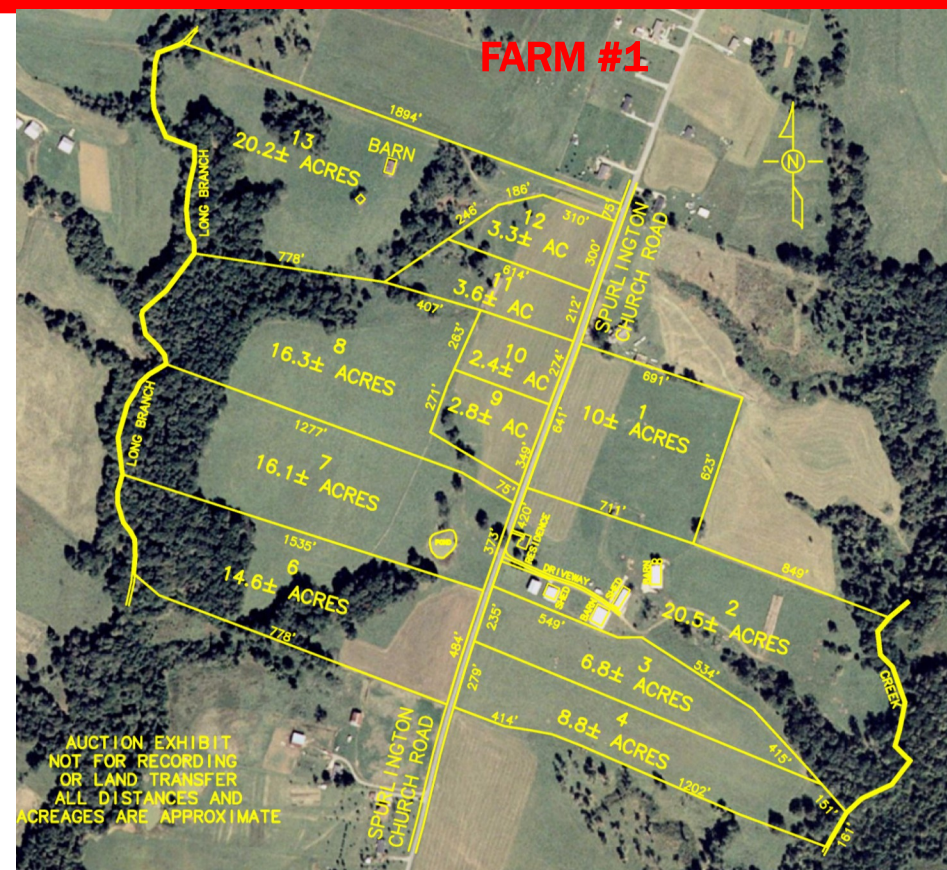
USING OUR COMPUTER RUN MULTI-PAR SYSTEM

REAL ESTATE: 165 +/- acres selling in 19 tracts with the right reserved to group. The Late Omer Colvin Farm Division #1 is located on Spurlington Church Road and contains 125.40 +/- acres. This property lays level to gently rolling and is an ideal cattle farm with several acres also suitable for crops. Division #1 has double blacktop road frontage, water from creeks, branches, pond and public water. Division #1 includes Tracts #1 through #13 with each fronting on Spurlington Church Road and includes many nice home sites and acreage/mini farm tracts. Improvements consist of: (1) A vinyl sided ranch house containing 3 bedrooms, kitchen - dining and living room combination, bath, and a den. The house has central heat & air (new in 2018), tile and laminate flooring. (2) A metal sided shop & tool shed. (3) A metal sided tool shed. (4) Feed/milk barn. (5) 2 silos (18'x50' & 20'x50') and feed shed. (6) An old house & barn. **NO TIMBER IS INCLUDED ON TRACTS #6 - #13 (14" IN DIAMETER & UP).** **TRACT 1:** 10 +/- acres, mostly open land. **TRACT 2:** 20.50 +/- acres consisting of open land and some wood land with some marketable timber. This tract includes buildings # 1, 2, 3, 4, & 5 listed above. **TRACT 3:** 6.80 +/- acres, all open land and a nice home site. **TRACT 4:** 8.80 +/- acres, all open land. **TRACT 6:** 14.60 +/- acres and contains open land and wood land. **TRACT 7:** 16.10 +/- acres and contains open land and wood land. **TRACT 8:** 16.30 +/- acres and contains open land and wood land. **TRACT 9:** 2.80 +/- acres mostly open land. **TRACT 10:** 2.40 +/- acres mostly open land. **TRACT 11:** 3.60 +/- acres mostly open land. **TRACT 12:** 3.30 +/- acres mostly open land. **TRACT 13:** 20.20 +/- acres and contains open land and wood land, and includes buildings #6 listed above. The Late Omer Colvin Farm Division #2 is located on Spurlington Road and contains 39.40 +/- acres. This property lays level to gently rolling and has many nice home sites, crop land pasture land, mini farm tracts. Division #2 includes Tracts #14 through #20 and each fronts on Spurlington Road. **NO IMPROVEMENTS. THE CROP LAND ON TRACTS #14 - #20 HAS BEEN RENTED FOR THE 2020 CROP YEAR. THE BUYER WILL RECEIVE HALF OF THE RENTAL AMOUNT.** **TRACT 14:** 1.80 +/- acres mostly open land. **TRACT 15:** 5.70 +/- acres mostly open land. **TRACT 16:** 1.70 +/- acres mostly open land. **TRACT 17:** 8.30 +/- acres mostly open land with some woods at the back. **TRACT 18:** 10.10 +/- acres mostly open land. **TRACT 19:** 10.16 +/- acres mostly open land with scattered trees. **TRACT 20:** 1.70 +/- acres mostly open land.

RESTRICTIONS - ALL TRACTS: No single wide or double wide manufactured homes. No modular homes. No junk yards or salvage yards. No Hogs. No confinement poultry barns. No poultry processing plants. No saw mills or log yards (log yards will be permitted on Tracts #6 - #13 during the timber removal time). All tracts shall be restricted to agriculture and residential use, however an on site business would be allowed with a residence. No multi family housing. (Final restrictions announced day of auction). **INSPECTION:** The land can be inspected daily at your leisure. The auctioneers are available to answer questions at anytime. Call 270-465-7051. The house is shown by appointment or attend **Open Inspection, Friday, May 15, from 4:30 P.M. to 5:30 P.M.** Your inspection is invited and appreciated.

AUCTIONEER'S NOTE: The Colvin family has farmed in the Spurlington Community for many years and this could be your "Once In A Lifetime Opportunity" to own a portion of this property. If you are in the market for a home, home site, farm, investment property, hunting area, or looking to expand your current farming operation, we have what may 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, May 23, 2020 at 10AM.** The farm equipment and personal property can be inspected one hour prior to the auction. Make plans to attend and bring a friend. We'll see you there! *John and JohnWayneKessler.*

BID & BUY THE AUCTION WAY!



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 July 8, 2020. **NOTE:** A 10% Buyers Premium will be added to all winning bids 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.

NOTE: Due to the Coronavirus outbreak and the State Of Emergency Orders, and to comply with the CDC and the local Health Department Guidelines, and to protect our staff and customers, we will encourage the maintaining of social distancing at our auction site to further prevent the spread of Covid-19.

Owners: The Omer Colvin Family Residence Trust & The Omer Colvin Family Irrevocable Trust, Lynn Colvin, Diane Cave & Joyce Pelly, Trustees

MAKE PLANS TO ATTEND THIS AUCTION!

FOR AUCTION INFORMATION CONTACT:

JOHN M. KESSLER,
PRINCIPAL REAL ESTATE BROKER & AUCTIONEER
OR
JOHN WAYNE KESSLER,
REAL ESTATE BROKER & AUCTIONEER

www.kesslerauction.com
270 - 465 - 7051

AUCTION CONDUCTED BY:



KESSLER

AUCTION & REALTY CO.

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

"Successful Auctions Since 1938"

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"