

Auction



SATURDAY, JUNE 20, 2020 - 10:00 A.M.

DAVID GADDIE ESTATE HOUSE & LOT

305 SUMMIT DRIVE, CAMPBELLSVILLE, KY

LOCATED BETWEEN WEST MAIN STREET AND SOUTH COLUMBIA AVENUE - AUCTION SIGNS POSTED !



**3 BEDROOMS - 1.5 BATHS - BRICK RANCH -
ATTACHED CARPORT & STORAGE BUILDING -
CENTRAL HEAT & AIR - SUPER LOCATION !**

REAL ESTATE: A brick ranch house containing 3 bedrooms, 1.5 baths, Living room, den with built in book case, equipped kitchen with oak cabinets, dishwasher, range, refrigerator and microwave, and utility room. The house has hardwood, carpet, tile and laminate floor coverings, central heat and air, replacement type windows, PLUS an attached carport and a vinyl sided storage building. The lot is lots #1, 2, 3 and #4 in Block G of the Wilson Heights Addition to the City Of Campbellsville and is approximately 100' X 142', more or less. **INSPECTION:** The auctioneers will show the house by appointment. Call 270-465-7051, or attend **Open Inspection, Friday, June 12, 2020 from 4:30 P.M. to 5:30 P.M.** Your inspection is invited and appreciated.



AUCTIONEER'S NOTE: If you are in the market for a nice home in a good location, then we invite you to look this property over before auction day. Make any arrangements or inspections necessary and come prepared to **BID & BUY, Saturday, June 20, at 10:00 A.M.** Make plans to attend this auction, and bring a friend. We'll see you there! *John and John Wayne Kessler.*

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 August 4, 2020. **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.

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: DAVID GADDIE ESTATE - JANE WHEATLEY, EXECUTRIX - JONATHAN HIENEMAN, 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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304 EAST BROADWAY, CAMPBELLSVILLE, KY. - PHONE 270-465-7051

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