

# Auction

**SATURDAY, DECEMBER 5, 2020 - 10:00 A.M.**

**MAURICE C. "BUDDY" BRYANT ESTATE  
HOUSE & LOT (+) ADDITIONAL LOT  
PERSONAL PROPERTY**

**282 RED FERN ROAD, CAMPBELLSVILLE, KY**

LOCATED JUST OFF THE OLD LEBANON ROAD (KY HWY 289) - AUCTION SIGNS POSTED!



fronting on Thoroughbred Court and containing approximately 7/10 acre, more or less (new survey underway).

**RESTRICTIONS:** Deed restrictions to include: No junk yards or salvage yards. No single wide or double wide manufactured homes. Tract #2 is subject to restrictions in MC Book 39 page 324 and MC Book 39 page 334. **INSPECTION:** The auctioneers will show the real estate anytime by appointment. Call 270-465-7051, or attend Open Inspection Saturday, November 28, from 11:00 A.M. to 12 NOON. Your inspection is invited and appreciated.

**AUCTIONEER'S NOTE:** This property has a super location and it is convenient in every way. If you have been looking for a nice home in a great location, we have just what you have been looking for. This is your opportunity to own this nice property and to purchase it at public auction. We invite you to look this property over before auction day, and to make any arrangements or inspections necessary and come prepared to **BID & BUY, December 5th at 10 A.M.** Make plans to attend this auction, and bring a friend. The real estate will sell first. The personal property can be inspected 1 hour prior to the auction. We'll see you there! *John and John Wayne Kessler.*

**PERSONAL PROPERTY:** Portable carport, GE stack washer & dryer, Whirlpool gas range, Frigidaire refrigerator, Roper washer & dryer, refrigerator, deep freezer, 3 boxes of miscellaneous hand tools (wrenches, screwdrivers, etc.), 2 Skil saws, electric drill, hedge trimmer, other miscellaneous items.

**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 January 20, 2021. **PERSONAL PROPERTY:** Cash or good check with proper ID, or Visa/Master Card 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.** **NOTE:** 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.**

MAURICE C. "BUDDY" BRYANT ESTATE, OWNER - MARY McKITTRICK, EXECUTRIX - 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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