

# Auction



**SATURDAY, MARCH 13, 2021 - 10:00 A.M.**

**NANCY FOLEY ESTATE**

**HOUSE & 2.739 +/- ACRES (+) PERSONAL PROPERTY**

**1750 RED FERN ROAD, CAMPBELLSVILLE, KY**

**LOCATED ON RED FERN ROAD, BETWEEN THE OLD LEBANON ROAD AND THE NEW LEBANON ROAD - - AUCTION SIGNS POSTED!**

**REAL ESTATE SELLS FIRST AT 10AM - FOLLOWED BY THE PERSONAL PROPERTY**



**REAL ESTATE:** Aluminum sided 1 1/2 story house containing 4 bedrooms (1 on the main level and 3 upstairs), 2 baths, kitchen with built in dishwasher, dining room / den combination with fireplace, living room, and a utility room. The house has central air, electric baseboard heat, public water and well water. Other improvements consist of an above ground pool, a tobacco barn approximately 36'x48', and a well house / storage building. The lot according to the deed of record contains approximately 2.739 acres, more or less. **INSPECTION:** The auctioneers will show the real estate anytime by appointment. Call 270-465-7051, or attend **Open Inspection, Friday, March 5, from 4:00 P.M. to 5:30 P.M.** Your inspection is invited and appreciated.

**AUCTIONER'S NOTE:** If you are in the market for a house with some acreage, and in a good location, we invite you to look this property over before auction day. Make any arrangements or inspections necessary and come prepared to **BID & BUY, Saturday, March 13, at 10:00 A.M.** The personal property can be inspected 1 hour prior to auction. Make plans to attend this auction, and bring a friend. *We'll see you there! John and JohnWayne Kessler.*



**PERSONAL PROPERTY: FURNITURE:** Oak Bedroom Suite (queen bed, dresser, chest, vanity), dining room set (2 matching chairs, elbow chair, bench, table), buffet with hutch, kitchen table, Bistro table with 2 matching chairs, drop leaf coffee table, 2 open back accent chairs, twin bed, entertainment/media center, bookcase, Sawhorse craft desk, drafting table, four tier corner shelf, futon, rolling TV stand, accent table, 5 tier corner shelf, lamp stands, reclining accent chair, rocking chair, couch and club chair, love seat, swivel club chair, cocktail table, couch and chair. **APPLIANCES:** Frigidaire Refrigerator, Frigidaire Range, Whirlpool Washer and Dryer, Chest Freezer, Frigidaire Microwave. **ANTIQUES - COLLECTIBLES - HOUSEHOLD & MISCELLANEOUS:** China 12 place setting, carnival glass, pitcher and glass set, glass cookie jars, 3 boxes of Pfalzcraft, candy dishes, punch bowl, salt &

pepper shakers, decorative saucers, bowls, ice bucket, spice cabinet, garbage can, serving trays, pitchers, pots & pans, cooking/serving utensils, glasses, mugs, steak knives, measuring cups, pot holders, small crock pot, records, cassettes, cabbage patch dolls, Lego's, toys, CD & DVD player, Bluetooth speaker, frames, handcrafted ceramics, kitchen storage, cookie sheets, coasters, Tupperware, candles/holders, decorative jars, desk lamps, towels, cutting boards, throw pillows, throw blankets, bedding sets, cushions, Easter decorations, vases, scales, cat water fountain, electric knife, electric hand mixer, baskets, mason jars, suitcases, books, children's toys and books, Christmas decorations & trees, office supplies, various holiday décor, child's record player, outdoor balls, stuffed animals, VHS tapes & DVDs, portable drafting table, extension cords, ankle weights, bowling balls, lunch totes, medical supplies, magnifying glass, board games, angels, beauty miscellaneous, decorative edging, electric rodent zapper, hamster cages, 3 tool boxes, 3 outlet power stake, **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 and Lead Based Paint Waiver. The balance due with delivery of deed on or before April 28, 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.

**NANCY FOLEY ESTATE, OWNER - KATHLENE FOLEY & ELIZABETH ERWIN CO-EXECUTRIXES - MACKENZIE DESPAIN, 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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Let Us Do The Crying"

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