

Clark Estate AUCTION

Saturday, March 27th, 2021 at 10:00 AM

MAKE PLANS TO ATTEND THIS AUCTION!

450 CLARK ROAD, CAMPBELLSVILLE, KY

For Auction Information Contact:

John M. Kessler or John Wayne Kessler at (270) 465-7051

JOHN M. KESSLER
Principal Real Estate Broker - Auctioneer

JOHN WAYNE KESSLER
Real Estate Broker - Auctioneer

MARSHA ATWOOD
Sales Assoc. - App. Auctioneer

MIKE PRICE
Sales Assoc. - Auctioneer

(270) 465-7051

131 +/- ACRES • 7 TRACTS • CROP LAND • OPEN LAND • ACREAGE TRACTS • HOME SITES • FARM EQUIPMENT & PERSONAL PROPERTY



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REAL ESTATE SELLS FIRST AT 10AM — FOLLOWED BY THE FARM EQUIPMENT & PERSONAL PROPERTY

THE RUBY CLARK ESTATE & THE LATE GORDON CLARK (+ ADDITIONS)

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450 CLARK ROAD, CAMPBELLSVILLE, KY

Directions: From Campbellsville, Follow US Highway 68 (New Lebanon Road) 4.50 Miles, Turn Left At The Caution Light Onto Ky Highway 744 And Follow 1/10 Mile, Turn Right Onto Ky Highway 744 and Follow 4/10 Mile, Turn Left Onto Clark Road And Follow Approximately 1/2 Mile To The Clark Farm. Auction Signs Posted !

131 +/- ACRES
7 TRACTS

CROP LAND - OPEN LAND
ACREAGE TRACTS
HOME SITES

FARM EQUIPMENT &
PERSONAL PROPERTY

Located approximately
5 1/2 Miles from Campbellsville
12.4 Miles from Lebanon

131 +/- ACRES • 7 TRACTS • CROP LAND • OPEN LAND • ACREAGE TRACTS • HOME SITES • FARM EQUIPMENT & PERSONAL PROPERTY



For more than 50 years, Mr. & Mrs. Clark farmed this land and raised their family here. This could be your "Once In A Lifetime Opportunity" to own all or a portion of this property. If you are in the market for an acreage tract or mini farm, home site, a farm, investment property 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, March 27, 2021 at 10:00 A.M. The farm equipment and personal property can be inspected one hour prior to the auction. Make plans to attend this auction and bring a friend. We'll see you there!

- John and John Wayne Kessler

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AUCTION CONDUCTED BY:

KESSLER
AUCTION & REALTY CO.



John M. Kessler

KESSLER

AUCTION & REALTY CO.

Give John M. Kessler or John Wayne Kessler a call about your auction needs:

(270) 465-7051



John Wayne Kessler

304 East Broadway,
P.O. Box 271
Campbellsville, KY 42719

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!

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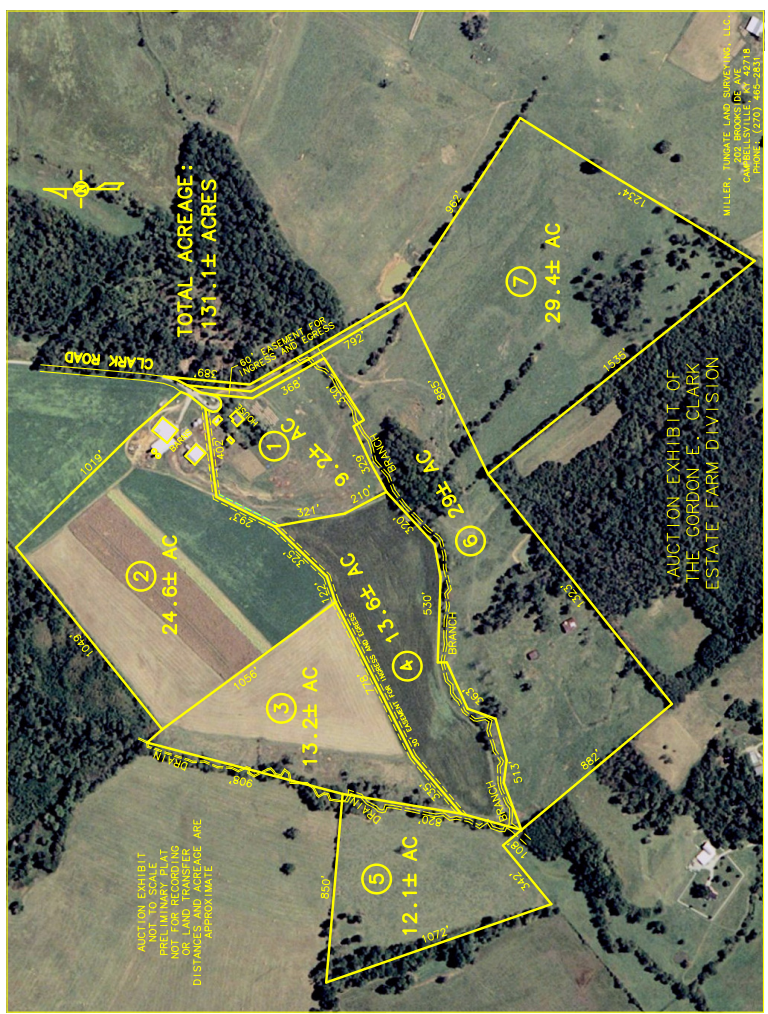
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REAL ESTATE: 131 +/- acres consisting of open land and pasture land selling in 7 tracts with the right reserved to group. Tracts range in size from 9 acres to 29 acres with many nice mini farm tracts and several home sites, with road frontage on Clark Road, and A Private Roadway Easement. **IMPROVEMENTS:** A 1 1/2 story aluminum sided house containing 3 bedrooms, bath, kitchen, living room and a back porch with W/D hookup. The house has 1 large room for storage upstairs, propane gas heat and spring water. Other improvements consist of a combination barn with attached concrete block milk room and attached shed, a tobacco barn with attached shed, 2 silos and 2 - 3,500 bu. grain bins.

TRACT 1 – HOUSE TRACT: 9.20 +/- acres, fronts on Clark Road and the Private Roadway Easement. **TRACT 2 – BARN TRACT:** 24.60 +/- acres, mostly open crop, and fronts on Clark Road and the Private Roadway Easement. **TRACT 3:** 13.20 +/- acres consisting of mostly open crop land and fronts on the Private Roadway Easement. **TRACT 4:** 13.60 +/- acres being mostly open land and fronts on the Private Roadway Easement. **TRACT 5:** 12.10 +/- acres and is mostly open land with access by the The Private Roadway Easement. **TRACT 6:** 29 +/- acres consisting of open land with scattered woods with frontage on Clark Road. (This tract has an old house and an old barn in poor condition). **TRACT 7:** 29.40 +/- acres consisting of open land with scattered woods with frontage on Clark Road. **RESTRICTIONS:** No junk yards, No Salvage yards, No sawmills or log yards, No single wide and No double wide manufactured homes, No recreational vehicles/campers used as a residence, No hog, and No confinement poultry houses.

FARM EQUIPMENT: Tractors: IH 806 Diesel, Oliver 770, IH 400 with loader, IH 200, Oliver 77, IH H, Massy Harris 33 (parts only). **Equipment:** NH 273 square hay baler, Gehl 1865 roll baler, NH 256 rake, 2 IH pto manure spreaders, Woods 10' rotary mower, 2 wagons w/flats, wagon running gear, 2 hay elevators, drag disk, cultipacker, Oliver 4 row wide no till corn planter, PTO post hole digger, Farmhand grinder mixer, 3pt single sub soiler, 1975 IH grain tract (last ran in 2004 – junk title), Single 6 Herringbone milkers w/5hp milk pump & drop feeder, 500 gal stainless steel milk tank. **Consigned Equipment:** 100 amp pto generator, Case ground driven manure spreader, Oliver plow, Freeman loader, JD 35 silage chopper w/2 row wide head, JD 65 blower, JD 45 (square back) combine w/2 row corn head and 10' grain head.

PERSONAL PROPERTY: kitchen table with leaves, quilt frame, HP refrigerator, Tappan range, WW washing machine, Frigidaire dryer, 2 Whirlpool freezers, Fire King wood stove, Empire LP gas vented heater, microwave, toaster oven, dehumidifier, and **Lots Of Miscellaneous Items Too Numerous To Mention.**



INSPECTION

The land can be inspected daily at you leisure. The auctioneers will show the house by appointment, OR attend Open Inspection

Friday, March 19 from 4:00 P.M. to 5:30 P.M.

The auctioneers are available to answer questions at anytime. Call 270-465-7051.

Your inspection is invited and appreciated.



TERMS AND CONDITIONS

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 May 12, 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.

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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.

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Selling in 7 Tracts with the
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Buy 1 Tract, Combination of Tracts,
or as a Whole using our Computer Run
Multi-Par System

BID & BUY
THE AUCTION
WAY!