

# Auction

**SATURDAY, JUNE 24, 2017 - 10:00 A.M.**

## **ROSE POGUE ESTATE HOUSE & 4.05 +/- ACRES PERSONAL PROPERTY**

**STORAGE BUILDING - FURNITURE - LAWN MOWER - COLLECTABLES - HOUSEHOLD ITEMS  
550 ELMORE ROAD, CAMPBELLSVILLE, KY**



**LOCATED JUST OFF OF MEADOW CREEK ROAD. FROM COX INTERIOR STOP LIGHT PROCEED OUT THE OLD COLUMBIA ROAD 1.7 MILES, TURN RIGHT ON MEADOW CREEK ROAD AND FOLLOW 2.5 MILES, THEN TURN RIGHT ON ELMORE ROAD AND THE HOUSE IS 0.5 MILE ON THE RIGHT. AUCTION SIGNS POSTED!**

**REAL ESTATE SELLS FIRST AT 10:00 AM!**

**REAL ESTATE:** Brick Ranch house containing 3 bedrooms, 2 baths, eat in kitchen, living room, utility room, attached 2 car carport, central H/A, all sitting on 4.05 +/- acres. There is also a metal building with electric and a pond on the property. Ideal for a personal home with garden area, play area, and room for a pony or calf. Located in a scenic rural area with easy access to town.

**INSPECTION:** The Auctioneers will show the house anytime by appointment! Call 270-465-7051 or attend Open Inspection on Friday, June 16, 2017 from 5 - 6:30 pm.

**AUCTIONEER'S NOTE:** This house is in a great location with a nice country setting. If you are in the market for a personal home or investment property, make any arrangements or inspections necessary to come prepared to **Bld & Buy, Saturday, June 24, at 10:00 AM.** Personal property can be inspected 1 hour prior to auction. Make plans to attend and bring a friend! *We'll see you there! John and John Wayne Kessler.*

**PERSONAL PROPERTY: Household Items and Miscellaneous:** Suit cases, quilt rack, quilt pieces, floor lamp, what-not shelf, stainless steel cookware, Corning ware, PNC cups, soup bowls, 2 sets of crystal stemware, glassware, Ken Holland signed prints, some Milk Glass, Carnival glass, Lenox, double boiler, glass figurines, pots and pans, miscellaneous glassware, glasses, knives, forks, spoons, (cooking utensils), 2 sets of drapes, bed spreads, cassette tapes, 2 baskets, 2 tall pitchers, mixing bowls, 15 pieces of Vision ware, vases, flower pots, shelf, cold packer, variety of costume jewelry and a necklace and earrings from the WWII era from Germany, Sango Majesty China set, cake stands, D & A mantle clock, walker, books, churn, dinner bell. **Appliances:** Whirlpool stove, GE refrigerator, GE washer, GE dryer, Panasonic Microwave, Sanyo TV, toaster, Bissell vacuum, electric heater, food processor, coffee pot, crock pots, radio, lamps, stereo and speakers. **Furniture:** Antique Westminster Grandfather clock with a tin face, oak table with chairs, oak hutch, 2 small chest, coffee and end-tables, couch, love-seat and chair, 2 lift chairs, Kincaid 4 piece oak bedroom suite acorn style, tall wood cabinet, trunk, bar stool, computer credenza, 2 bed Orthomatic adjustment beds (two single or together as one), 5 piece bedroom suite with sleep number mattress. **Tools and Lawn:** Bunton 2180ES zero-turn mower 52" cut, golf cart (gas powered), miscellaneous hand tools, yard seeder, rake, pitch fork, hand spray, Craftsman electric hedge trimmer, pruner, extension cord, aluminum step ladder, 2 step ladders, gas jug, shop light, bolt cutters, t-post.

**Storage Building:** Stor-mor 10'x16' building. **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 July 24, 2017.

**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. **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.

**OWNERS: THE HEIRS OF THE LATE ROSE POGUE; JANE & WAYNE COOMER, JIMMY & JOYCE POGUE, & LANA McDONALD - MIKE HALL, JR., 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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