

Auction

SATURDAY, NOVEMBER 4, 2017 - 10:00 A.M.

LAND & BUILDING

6.48 +/- ACRES & METAL BUILDING - 2 TRACTS

SMITH RIDGE ROAD, CAMPBELLSVILLE, KY

JUST 2.7 MILES OFF OF KY HIGHWAY 70 NEAR ROBINSON CREEK BAPTIST CHURCH & 3/10 MILE FROM THE ENTRANCE TO EMERALD ISLE MARINA & SMITH RIDGE CAMP GROUND - NEAR GREEN RIVER LAKE - AUCTION SIGNS POSTED



6.48 +/- ACRES SELLING IN 2 TRACTS WITH THE RIGHT RESERVED TO GROUP

BUY 1 TRACT OR BOTH TRACTS

USING OUR COMPUTER RUN MULTI-PAR SYSTEM

**PROPERTY SUITABLE FOR MANY USES
SUPER LOCATION - NEAR GREEN RIVER LAKE**

REAL ESTATE: 6.48 +/- Acres (new survey underway), selling in 2 tracts with the right reserved to group. **TRACT #1:** 5 +/- acres with access by an easement, This tract is mostly wooded with some cleared land and a creek at the rear of the property. Suitable for many uses. **TRACT #2:** 1.4888 +/- acres with approximately 239' of frontage on Smith Ridge Road. This tract is improved with a metal building being approximately 24'x32', and with an overhead door and a walk in door. This tract lays mostly level and is ideal for many uses.

INSPECTION: The property can be inspected daily at your convenience or for a personal showing the auctioneers will show anytime by appointment. Call

270-465-7051. Your inspection is invited and appreciated.

AUCTIONEER'S NOTE: This property has a super location, just minutes from Green River Lake and it is suitable for many uses. This is your opportunity to purchase a property with a lot of potential. Be sure to look this property over before auction day. Make any arrangements or inspections necessary and come prepared to **BID & BUY, Saturday, November 4 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. The balance due with delivery of deed on or before December 4, 2017. **NOTE:** A 10% Buyers Premium will be added to all winning bids 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.

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AUCTION CONDUCTED BY:



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