

Auction

SATURDAY, AUGUST 25, 2018 - 10:00 A.M.

**THE FORMER PROPERTY OF THE LATE VERNON & LOUISE BOHANON
HOUSE & LOT (+) PERSONAL PROPERTY**

**622 SHAWNEE DRIVE, CAMPBELLSVILLE, KY
JUST OFF OF CHEROKEE DRIVE - AUCTION SIGNS POSTED !**



REAL ESTATE: A one owner brick ranch house containing 3 bedrooms, 1-1/2 baths, living room, eat in kitchen with built in oven and range, dining room, basement with some finish work on walls and a shower, and an attached 1 car garage. The house has central gas forced air heat, and central air. The lot is approximately 90'X 140', with mature shade and a concrete drive. SUPER LOCATION close to churches, shopping, doctors and more. This property is ideal for a personal home, or for rental/ investment. **INSPECTION:** The auctioneers will show the house anytime by appointment. Call 270-465-7051, or attend **Open Inspection, Saturday, August 18, 10:00 A.M. to 12 Noon.** Your inspection is invited and appreciated.

AUCTIONEER'S NOTE: If you are in the market for a nice home in a super location, then be sure to look this property over before auction day. Make any arrangements or inspections necessary and come prepared to **BID & BUY, Saturday, August 25, 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 John Wayne Kessler.*



PERSONAL PROPERTY: FURNITURE: Cherry drop leaf secretary with 4 drawers, Cherry corner china cabinet, 2 oval Cherry marble top side tables, Cherry drop leaf gate legged dining room table with 6 upholstered chairs, Cherry drop leaf table, 2 Cherry square bedside tables, Cherry Cannon Ball full bed, Cherry 4 drawer chest, Cherry 5 drawer dresser with attached oval mirror, oval kitchen table w/ 4 chairs, upholstered sofa, upholstered sofa with pull out bed, 2 antique upholstered side chairs, vintage White (brand) cabinet sewing machine, quilt rack, consol Philco TV, crescent shaped sofa table, vintage metal full bed, curio cabinet, free standing wooden kitchen pantry, 2 Queen Ann style upholstered chairs, upholstered recliner, redwood stained picnic table, rocker, vintage 4 drawer dresser never refinished,

steamer trunk, cedar chest. **APPLIANCES:** Large chest deep freezer, Frigidaire refrigerator w/ no spill shelves & top freezer, Rival microwave, Roper washing machine, Kenmore dryer, **ANTIQUES - COLLECTABLES - HOUSEHOLD - LAWN & GARDEN:** Silver flatware set, 30 piece Haviland China set, 30 piece crystal glassware set, 2 large glass candlesticks, Assorted mirrors, lamps, dishes, pots & pans, bake ware, pictures, glassware (includes 5 milk glass pieces), push mower and other miscellaneous pieces. **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 October 10, 2018. **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.

OWNER: PERRY BOHANON

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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