

DOUBLE
HEADER
AUCTION

Auction



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SATURDAY, JUNE 23, 2012

9:00 A.M. CDST – HOUSE & LOT (+) APPLIANCES & MISC.

SELLING ONSITE AT 107 LEWIS COURT, GREENSBURG, KY

11:00 A.M. CDST – PERSONAL PROPERTY

SELLING AT: THE GREEN CO. EXTENSION OFFICE WAREHOUSE, 298 HAPPYVILLE ROAD, GREENSBURG, KY.

SELLING FOR: THE NANCY MOORE ESTATE



9:00 A. M. CDST: HOUSE AND LOT (+) APPLIANCES & MISCELLANEOUS FURNITURE
107 LEWIS COURT, GREENSBURG, KY (AUCTION SIGNS POSTED)

DIRECTIONS: From downtown follow West Hodgenville Ave. 3/10 mile, turn onto Lewis Court and follow to the Moore Property.

REAL ESTATE: Vinyl sided 2-story house with basement. The main floor features a living room-dining room combination, a nice kitchen with built-in oven and range, built-in dishwasher and a nice breakfast area and a ½ bath rounds out the main floor. Upstairs there are 3 large bedrooms and a full bath. This house has central heat and air, carpet-tile and wood flooring, several replacement windows and a full unfinished basement. The lot is approximately 75' x 69' x 103' x 201' x 170'. Ideal for a personal home or investment property. **INSPECTION:** The Auctioneers Will Show The Real Estate Anytime By Appointment - Call 465-7051. OR Attend Open Inspection Friday, June 15, 4:00 to 5:00 P.M. CDST. Your Inspection Is Invited And Appreciated.

PERSONAL PROPERTY: **Also, selling at the house site are the following: Maytag washer and dryer, RCA refrigerator, antique oak wardrobe, antique sideboard with top & mirror, cedar wardrobe, wardrobe, flower pots and some miscellaneous items that will not be moved to the personal property auction site.

11:00 A.M. CDST: PERSONAL PROPERTY: AT GREEN COUNTY EXTENSION OFFICE WAREHOUSE, 298 HAPPYVILLE ROAD, GREENSBURG, KY, (AUCTION SIGNS POSTED)

DIRECTIONS: From US 68 turn onto Hwy 61 and follow 8/10 mile to the cut-through to Happyville Road and the Green County Extension Office

THIS IS A PARTIAL LIST ONLY - - LOTS & LOTS OF ITEMS: ANTIQUES - COLLECTABLES - HOUSEHOLD & MISCELLANEOUS: Lots of children's & antique dishes including, china and porcelain, occupied Japan, Blue Willow, assorted Ohio Art, Akro Agate, and depression, assorted collectable toys, antique wall telephone, assorted copper pieces, chamber pots, antique trunk, Blue Willow china, baskets, lamps, quilts & quilt tops, Spartus mantel clock, antique wall clock, glassware, pictures & picture frames, mirrors, blankets & household linens, area rugs, space & kerosene heaters, Tupperware, pots, pans & cooking utensils, luggage, exercise bicycle, miscellaneous household items and lots of other miscellaneous items too numerous to mention. **FURNITURE:** Chippendale bedroom suite (tall chest, dressing table, end table, twin bed), antique barrister-case, antique dressing table, antique console radio, Cozy Theater seats, brass bed, iron bed, 6 dining chairs, bar stools, area bed, sewing machines, patio furniture, lots of chairs, 4 TV's, computer desk, chest of drawers and other miscellaneous items. **TOOLS:** Push mower, lots of lawn and garden tools, hand tools and miscellaneous items.

AUCTIONEER'S NOTE: Be sure to look the Moore house over before auction day and come prepared to Bid & Buy, Saturday, June 23 at 9:00 A.M. The personal property is being moved for convenience and room. The personal property has many nice pieces and there is something for everyone. Ms. Moore collected children's & collectable dishes and she had many pieces of nice furniture. The listing above is only a partial listing, since many items were already boxed up to be moved. The personal property can be inspected 1-hour prior to the auction.

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 23, 2012. **PERSONAL PROPERTY:** Cash, good check or Visa/Master Card with proper ID day of auction. **NOTE:** A 10% Buyers Premium will be added to all winning bids to determine the final sales and purchase price. ALL BUYERS WITHOUT ESTABLISHED CREDIT WITH 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: NANCY MOORE ESTATE (MR. & MRS. CHRIS GIBBS & MR. CHARLES GIBBS) - CHRIS GIBBS, ADMINISTRATOR - BRYAN BENNETT, ATTORNEY



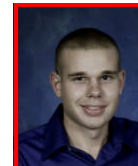
FOR AUCTION INFORMATION CONTACT:

JOHN KESSLER, REAL ESTATE BROKER & AUCTIONEER

JOHN WAYNE KESSLER, REAL ESTATE BROKER & AUCTIONEER

www.kesslerauction.com 270-465-7051

AUCTION CONDUCTED BY:



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