

Auction



SATURDAY, MAY 19, 2012 - 10:00 A.M.

**JEAN RATHJENS - DUPLEX & LOT
120 & 122 JONATHAN DRIVE, CAMPBELLSVILLE, KY
NEAR PHILLIPS LANE BOWLING CENTER**

A GREAT INVESTMENT OPPORTUNITY !



REAL ESTATE: A brick and vinyl sided duplex. Each unit contains 2 bedrooms - both with walk in closets, bath, living room, laundry room and eat in kitchen with dishwasher, range and refrigerator. Each unit has carpet and vinyl floor coverings, central heat & air, and a outside storage room. Each unit also has a patio and one of them is screened in. This property appears to be well maintained and has had the roof replaced in approximately 2009. Both dishwashers and hot water heaters have been replaced in recent years. One unit is currently rented on a month to month basis, and the other unit has just been cleaned and is ready for your tenant to move into. Super location with convenient access and close to downtown, shopping, groceries, churches, and much, much more.

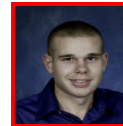
INSPECTION: Auctioneers Will Show The Vacant Unit Anytime Daily By Appointment - Call 465-7051. OR Attend Open Inspection Of Both Units Friday, May 11, 4:30 to 5:30 P.M. Your Inspection Is Invited And Appreciated.

AUCTIONEER'S NOTE: It is not very often that you have the opportunity to purchase a duplex or good rental property in a nice location. This property should be a great investment for someone, and provide a better return than current CD's offer. Be sure to look this property over before auction day and come to the auction prepared to **Bid & Buy, Saturday, May 19th, at 10:00 A.M.** We'll see you there ! *John and JohnWayne 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 June 19, 2012. **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 inspection or investigations and 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.



**FOR AUCTION INFORMATION CONTACT:
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AUCTION CONDUCTED BY:**



KESSLER

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