

Auction

SATURDAY, JANUARY 21, 2012 - 10:00 A.M.
THE RICH LAND SHOPPING CENTER - 7 UNIT STRIP MALL
SELLING FOR: RICH LAND, LLC
119 NANCY COX DRIVE, CAMPBELLSVILLE, KY



The Rich Land Center is located on Nancy Cox Drive, between KY Highway 210 and Meader Street, near the Campbellsville By-Pass. This area offers a high traffic count, is well established, and is Zoned B-2. Improvements consist of 2 split faced CMU block buildings with colored metal roofing and covered sidewalks. These units were constructed in approximately 2005 and appear to be well maintained. Building #1 contains approximately 1,800 square feet with bathrooms. This unit is currently rented to Curves Exercise Center. Building #2 contains approximately 8,000 square feet and is divided into 6 units. 5 of the units are approximately 30' x 40', and 1 unit is approximately 45' x 45'. Each unit has a unisex bathroom, and central heat and air. 3 of these units are currently rented and 3 are currently vacant. Current tenants include: a real estate office, a Mexicana grocery and a wig shop. The 3 empty units were previously rented for \$650.00 per month each. Currently both buildings have approximately \$35,300.00 annual income. All current tenants are on a month to month basis. This property is situated on a lot approximately 100' x 332' x 100' x 335', fronting on Nancy Cox Drive. This property shares an entrance and reciprocal driveway easements for ingress and egress with the TJ's Consignment Store property. With the exception of a grass strip at the front and rear, the property is all blacktopped with approximately 25 parking spaces. This property also has a lighted sign on Nancy Cox Drive. **INSPECTION:** Vacant units can be inspected daily by appointment with the auctioneers. Call 465-7051. Rented unit inspection with suitable notice of the tenant and at tenants discretion. Your inspection is invited and appreciated.

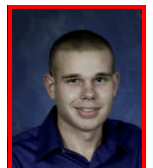
AUCTIONEER'S NOTE: What an investment opportunity this is ! It is seldom that you have the opportunity to purchase good investment property at public auction. We invite you to look this property over before auction day and come prepared to **Bid & Buy, Saturday, January 21, 2012 at 10:00 A.M.** We'll 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 February 21, 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, a 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.

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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