

# Auction

**SATURDAY, APRIL 21, 2012 - 10:00 A.M.**

**RAY STAPP ESTATE & MR. & MRS. CLARENCE STAPP**

**70.50± ACRE FARM**

**FARM TOOLS, CAR & PERSONAL PROPERTY**

**1407 WEST FINLEY RIDGE ROAD, CAMPBELLSVILLE, KY**

**DIRECTIONS:** From Campbellsville Follow KY Hwy 289 (Old Lebanon Road) Approximately 10 Miles, Turn Left Onto West Finley Ridge Road, Follow 1 ½ Miles To The Stapp Property. From Lebanon Follow US 68/KY 55 West 3.1 Miles, Turn Right Onto KY Hwy. 289 And Follow 5.6 Miles, Turn Right Onto West Finley Ridge Road And Follow 1 ½ Miles To The Stapp Property.

**\*70.50 ACRES M/L SELLING IN 3 TRACTS WITH THE RIGHT RESERVED TO GROUP  
\*53 ACRES OF CROP LAND - BALANCE IS WOOD LAND WITH SOME MARKETABLE TIMBER  
2 BARNs - SHED - OLD FARM HOUSE & OTHER OUT BUILDINGS.**

**REAL ESTATE SELLS AT 10:00 A.M. - SHARP! PROPERTY AS A WHOLE:** 70.50 acres m/l (new survey underway) with approximately 1,077 feet of frontage on West Finley Ridge Road. Land lays level to gently rolling with open crop land, pasture land, and cut over wood land with some remaining marketable timber. The ASCS Office shows the farm with 71.2 acres and 53.4 acres of crop land. The crop bases are: wheat 2.1 acres, corn 12.4 acres and soybean 13.3 acres. **IMPROVEMENTS:** Consist of an old farm house in poor condition with no bath, septic or water. A combination barn approximately 40' x 60', a tobacco barn approximately 38' x 40', an enclosed shed approximately 18' x 48' and other necessary out buildings. This property is watered by a pond, branch, dug well with public water available on West Finley Ridge Road. Mr. Ray Stapp farmed this property for approximately 55 years. **TRACT #1:** 10.90 acres m/l with approximately 500' of frontage on West Finley Ridge Road. This tract has open crop land and woodland and a nice home site. **TRACT #2:** 10.10 acres m/l with approximately 498' of frontage on West Finley Ridge Road. This tract consist of both open crop land and wood land and has all of the buildings listed above. **TRACT #3:** 49.50 acres m/l with approximately 76' of frontage on West Finley Ridge Road. This tract has approximately 35 acres of open crop land and the balance is wooded. **INSPECTION:** Land can be viewed daily at your leisure. Auctioneers will be on the grounds Friday, April 13, from 3:00 p.m. to 5:00 p.m., or will meet you by appointment - call 465-7051. Your inspection is invited and appreciated. **Take a virtual tour on line at [www.kesslerauction.com](http://www.kesslerauction.com) .**

**AUCTIONEERS NOTE:** Mr. Ray Stapp owned this farm for approximately 55 years prior to his death and this is the first time for it to be offered to the public. Most of the crop land was cropped last year and the buyer will get crop rights with their earnest money deposit. Be sure to look this property over before auction day and come to the auction prepared to **Bid & Buy, Saturday, April 21, at 10:00 A.M.** We'll see you there! *John and John Wayne Kessler*

**CAR - TRACTORS - FARM TOOLS & PERSONAL PROPERTY:** **CAR:** 1994 Chevy Caprice Classic, 4-door, 53,567 miles. **TRACTOR - FARM TOOLS & MISCELLANEOUS:** IH C tractor, MF 135 tractor, IH manure loader, Oliver 2 - bottom plow, 3 pt bush hog, Orchard cultivator, 3 pt. Orchard cultivator, steel wheel 2-bottom plow, 2 wagons, 3 pt. grader blade, 2-3 pt. post hole diggers, 3 pt. boom, sub-soiler, mowing machine, old corn grinder, steel wheel manure spreader, 3 pt. spray, drag tobacco setter, hay crimper, team plows, water tanks, tobacco sticks, lumber, posts, tobacco baler boxes, black pipe, old team wagon, stainless steel milkers, wedges, woven wire, milk cans, new rolls of bar b wire, hand tools, fence chargers, Craftsman riding mower, push mower, several pieces of scrap iron, and other miscellaneous items too numerous to mention. **PERSONAL PROPERTY:** Antique wood cook stove, wood heat stove, iron beds, bed frames, metal and wood wardrobe, couch and chair, Zenith TV, chairs, fans, old appliances and other miscellaneous items.



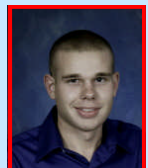
**TERMS: REAL ESTATE:** 10% of purchase price day of auction (a personal check with ID, cash, or cashier check), along with the signing of a Real Estate Sales and Purchase Contract and Lead Based Paint Waiver. The balance due with delivery of deed on or before May 21, 2012. **PERSONAL PROPERTY:** Cash, 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: RAY STAPP ESTATE, CLARENCE STAPP, EXECUTOR & MR. & MRS. CLARENCE STAPP - - ATTORNEY: MIKE HALL, JR.**

**FOR AUCTION INFORMATION CONTACT:**

**JOHN KESSLER, REAL ESTATE BROKER & AUCTIONEER  
JOHN WAYNE KESSLER, REAL ESTATE BROKER & AUCTIONEER  
[www.kesslerauction.com](http://www.kesslerauction.com) 270-465-7051**

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