

Auction



SATURDAY, SEPTEMBER 8, 2018 - 10:00 A.M.

**JENNIE BARNETT & THE LATE LEONARD BARNETT
BRICK HOUSE & 9.50 +/- ACRES - 2 TRACTS
PERSONAL PROPERTY**

**286 EAST MARTIN ROAD, CAMPBELLSVILLE, KY
JUST OFF OF SMITH RIDGE ROAD - AUCTION SIGNS POSTED !**



**REAL ESTATE SELLS 1ST AT 10:00 AM
FOLLOWED BY THE PERSONAL PROPERTY**

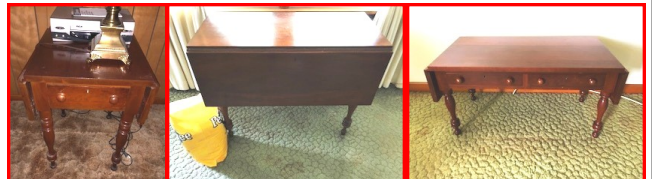
**9.50 +/- ACRES SELLING IN 2 TRACTS
WITH THE RIGHT RESERVED TO GROUP
BUY 1 TRACT OR AS A WHOLE USING OUR COMPUTER RUN MULTI-PAR SYSTEM
LOCATED NEAR TO GREEN RIVER LAKE.**

REAL ESTATE: 9.50 +/- acres (New Survey Underway) fronting on East Martin Road. The land lays level to gently rolling and is mostly open with some woods at the rear. The ASCS office shows the property having 7.41 acres of crop land. Ideal for many uses and near Green River Lake. **IMPROVEMENTS:** (1) A brick ranch house containing 3 bedrooms, 1-1/2 baths, living room, den, kitchen, dining area, walk out basement with a shower, replacement windows and an attached 1 car garage. The house has central propane gas heat, and central air. (2) A small metal sided barn. **TRACT #1 (HOUSE & BARN):** 1.30 +/- Acres fronting East Martin Road. This tract contains the house and the barn

listed above. **TRACT #2** 8.20 +/- acres, mostly open land with some woods at the rear. A nice home site or the property is ideal for many other uses. **INSPECTION:** The auctioneers will show daily by appointment - Call 270-465-7051, or attend **Open Inspection, Friday, August 31, 4:00 P.M. to 5:30 P.M.** Your inspection is invited and appreciated. Your inspection is invited and appreciated.

AUCTIONEER'S NOTE: If you are in the market for a home, baby farm or some acreage with lots of potential, that's close to Green River Lake, then be sure to look this property over before auction day. Make any arrangements or inspections necessary and come prepared to **BID & BUY, Saturday, September 8, 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 table, 4 cherry end tables, cherry coffee table, antique cherry table, hardrock maple table and 6 chairs, hardrock maple hutch, maple full size bed, maple dresser and night stand, 4 lamp tables, antique chair, rocking chairs, 2 Singer cabinet sewing machines, Singer sewing machine, microwave. **HOUSEHOLD & MISCELLANEOUS:** Crock, lamps, cooking utensils, pots and pans, sewing material, pressure cooker, cast iron skillets, flower pots and miscellaneous. **APPLIANCES:** Frigidaire refrigerator, chest freezer. **TOOLS:** Air compressor, chain saw, miscellaneous tools. **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 23, 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. **NOTE:** 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: JENNIE BARNETT - MIKE HUMPHRESS, POA

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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304 EAST BROADWAY, CAMPBELLSVILLE, KY. - PHONE 270-465-7051

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