

Auction

SATURDAY, SEPTEMBER 17, 2011 - 10:00 A.M.

JOSEPH LENTZ ESTATE BRICK RANCH HOUSE & LOT PERSONAL PROPERTY - VAN & STORAGE BUILDING

**103 Columbine (Johnsport Subdivision), Campbellsville, KY - Auction Signs Posted !
Just Off Of The Old Lebanon Road, Near Taylor Regional Hospital.**



REAL ESTATE: A brick ranch house with tiled entry foyer, 3 bedrooms, 2 baths, living room and dining room combination, kitchen with breakfast area and ample cabinets with built in dishwasher, utility room, walk in pantry or storage, and attached garage with storage cabinets and overhead door. The house has tile, wood and carpet floor coverings, central heat and air, public water and a very nice open floor plan. This property also has a concrete patio. All on a nice lot approximately 80'x150'x210'x200' m/l. **SUPER LOCATION !**
INSPECTION: The auctioneers will show the property anytime by appointment. Call 465-7051. Or attend open inspection Friday, September 9, 4:00 p.m. to 5:30 p.m. Your inspection invited and appreciated. **TAKE A VIRTUAL TOUR ONLINE AT: www.kesslerauction.com**



AUCTIONEER'S NOTE: This property is located in a good neighborhood with easy and convenient access to all of Campbellsville, and doctors, hospital, and more. Be sure to look this property over before auction day, make any arrangements or inspections necessary and be prepared to **Bid & Buy, Saturday, September 17, at 10:00 A.M.** We'll see you there! *John and John Wayne Kessler*

PERSONAL PROPERTY: VAN: 2003 Honda Odyssey Van, EX, 6 cyl., 5 door-sliding door, 7 passenger, call for mileage. **STORAGE BUILDING:** 9' x 16' storage building. **SPECIALITY ITEMS:** Jazzy power chair/scooter, lift chair, 3 walkers on wheels, wheel chair, walkers, other miscellaneous assist items, exercise bike. **FURNITURE - HOUSEHOLD - COLLECTABLES & MISCELLANEOUS:** 4 pc bedrooms suite, 3 pc bedroom suite, slant top desk, table & 6 chairs, display cabinet, arm & straight chairs, couch, lamp & end tables, round & oval tables, chest, long table, flower stands, night stands, stereo, TV stand, Panasonic TV, Sylvania TV, file cabinets, folding chairs, electric sewing machine, lamps, Eureka & Bissell vacuum cleaners, picture frames, old cow bells, figurines, bells, books, misc. glassware, linens, towels, Corning ware, dishes, pots & pans, cooking utensils, canister sets, jewelry and other miscellaneous items too numerous to mention. **APPLIANCES:** Whirlpool side by side refrigerator, Frigidaire range, Emerson microwave, Frigidaire refrigerator, Whirlpool dryer, Maytag washer. **TOOLS:** step ladder, hoes, forks, shovels, drill & bits, log chains, saws, spray, hatchet, gas cans, levels, squares, wrenches, bolts, nuts, screws & nails, pliers, screw drivers, and other misc. hand tools.

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 17, 2011.

PERSONAL PROPERTY: Cash or good check with proper ID day of auction, or Visa/Master Card with 3% convenience fee. **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.

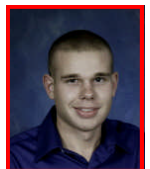


Joseph Lentz Estate, Owners - Katie Snellen, Trustee - John Bertram, Attorney

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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