

Auction

SATURDAY, NOVEMBER 5, 2011 - 10:00 A.M.

MR. & MRS. TED WINN, JR.

HOUSE & LOT (+) PERSONAL PROPERTY

508 NORTH CENTRAL AVENUE, CAMPBELLSVILLE, KY



- * BEAUTIFUL 1 ½ STORY – 4 BEDROOM, 2 BATH HOME
 - * TASTEFULLY DECORATED WITH A CHARM FROM THE PAST
 - * LOCATED IN THE CAMPBELLSVILLE RESIDENTIAL HISTORIC DISTRICT
 - * THE BOYHOOD HOME OF DR. MIKE & DR. LYMAN HALL
- REAL ESTATE SELLING AT APPROXIMATELY 11:00 A.M.**

REAL ESTATE: A 1 ½ story weatherboard sided home that you have to see to believe. Enter through the front door and step into the entry foyer and be amazed at the history and charm of this home. The main floor features a formal living room with fireplace mantel, formal dining room, nice kitchen with ample cabinets, 1 bedroom, bath and a LARGE – LARGE den with fireplace. Step out of the kitchen or den to a large screened in porch. Upstairs there are 3 additional bedrooms – 2 with hardwood floors and 1 with hardwood under carpet, and there is an additional bath. This house also has a partial basement with washer/dryer hookup, central gas heat and window air conditioning. The Winn's purchased this home in 1966 and have done many updates through the years. Most recent updates include: new electrical box (2010), new furnace and hot water heater (2000), and a new roof (2003). Other improvements consist of a detached garage with overhead doors. The lot is approximately 70'x300' with a large back yard for a garden, play or enjoyment. **INSPECTION:** The auctioneers will show the real estate anytime by appointment. Call 465-7051 or attend open inspection Friday, October 28 from 4:00 to 5:30 P.M. Your inspection is invited and appreciated. **TAKE A VIRTUAL TOUR ONLINE AT: www.kesslerauction.com** **AUCTIONEER'S NOTE:** After 45 years of calling this home, Mr. & Mrs. Winn have purchased property in Lawrenceburg and are moving to be closer to their daughter. Be sure to look this property over before the auction, make any arrangements or inspections necessary and come prepared to make your best offer on **Saturday, November 5.** We'll see you there! *John and John Wayne Kessler*

PERSONAL PROPERTY: FURNITURE - ANTIQUES - COLLECTABLES - HOUSEHOLD: Victrola (VV4-3, 193581 Victor Talking Machine Co., plays and has records), old trunks, cherry dining table and 8 chairs, 2 recliners, maple hutch, maple chair, 4 piece bedroom suite, chest, couch-bed, bench, antique high chair, end tables, consol TV, doll bed, 4 patio chairs, patio recliner, GE portable dishwasher, Gone with the Wind Lamp, tea set, pewter pieces, crystal, baskets, old and antique glassware, brass candle holders, miscellaneous dishes and glassware, gold rim salt cellars, figurines, wash board, wreaths, pictures, records, fans, lamps, Christmas decorations, books, toys, radios, suitcases, linens, tapes, 3 - file cabinets, games, wire rack, lawn chairs, music books and sheet music. This is a partial list only, lots of miscellaneous items too numerous to mention. **GUNS & FISHING:** Harrington & Richardson model 121-20 gauge bolt action shotgun, Stevens Model 39A – 410 bolt action, Springfield Model 15, 22 bolt action, 38 revolver. fishing poles and fishing equipment and 7.5 HP Johnson Motor. **TOOLS AND MISCELLANEOUS:** Aarons riding mower, push mower, hand tools, wrenches, saws, hammers, levels, draw knife, pruners, grinder, square, aluminum step ladder, luggage racks, jacks, golf clubs, jumper cables, shovels, rakes, hoes, 2 sleds, gas cans and other miscellaneous items.

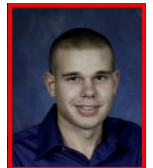


TERMS: REAL ESTATE: 10% of purchase price day of auction (a personal check with ID, cash, or cashier check), along with the signing of a Real Estate Sales and Purchase Contract and Lead Based Paint Waiver. The balance due with delivery of deed on or before December 5, 2011. **PERSONAL PROPERTY:** Cash or good check with proper ID day of auction, or Visa/Master Card with a 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 a 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.

FOR AUCTION INFORMATION CONTACT:

JOHN KESSLER, REAL ESTATE BROKER & AUCTIONEER
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AUCTION CONDUCTED BY:



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