

# Auction



**SATURDAY, JUNE 22, 2019 - 11:00 A.M.**

**WILLIE C. WISE**

**HOUSE & LOT**

**806 SOUTH COLUMBIA AVENUE, CAMPBELLSVILLE, KY**

**LOCATED AT THE CORNER OF AUTUMN DRIVE AND SOUTH COLUMBIA AVENUE - AUCTION SIGNS POSTED !**



**ATTENTION INVESTORS & HANDY MEN**

**IDEAL FOR A PERSONAL HOME OR FOR RENTAL / INVESTMENT**

**A FIXER UPPER - IN NEED OF SOME REPAIRS**

**3 BEDROOMS - 2 BATHS - BASEMENT - SUPER LOCATION !**

**REAL ESTATE:** A stone sided ranch house containing 3 bedrooms, 2 baths, living room, eat in kitchen, unfinished basement, attached carport and central heat and air. The living room and bedrooms have hardwood floors. The house had a kitchen fire in June 2017, and has had some remodeling completed. Work completed includes: removal of all carpet, kitchen walls taken down to the studs with new drywall installed and insulation installed overhead, paint Kilz used in the entire house on ceiling, walls, trim and doors, new 100 amp breaker box, added a 2nd bath, new wiring in the kitchen and the added bath, ceilings, wall and trim painted, Kilz and new paint on hall bath cabinets, Kilz used in carport and front porch ceiling, and the house has new light fixtures and wall plugs. Still to be added by

buyer is: kitchen cabinets and fixtures, bath room counter top, floor coverings / redo hardwood, and some windows need replacing. The lot is approximately 98'X150', more or less with a new survey underway. **INSPECTION:** The auctioneers will show the house anytime by appointment. Call 270-465-7051, or attend **Open Inspection, Friday, June 14, from 4:30 P.M. to 5:30 P.M.** Your inspection is invited and appreciated.

**AUCTIONEER'S NOTE:** If you are in the market for a personal home, rental / investment property, then we invite you to look this property over before auction day. Make any arrangements or inspections necessary and come prepared to **BID & BUY, Saturday, June 22, at 11:00 A.M.** Make plans to attend this auction, and bring a friend. *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 and Lead Based Paint Waiver. The balance due with delivery of deed on or before August 6, 2019. **NOTE:** A 10% Buyers Premium will be added to the winning bid on the real estate 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.** **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.

**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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