

**Selling For:
Cedar Cove, LLC**

AUCTION

SATURDAY, APRIL 24, 2021 - 9:30 A.M. CST

99.96 +/- ACRES - 5 TRACTS

Large Barn - Open Land - Cropland - Woodland - Home Sites - Hunting

PERSONAL PROPERTY

PENITENTIARY BEND ROAD, GREENSBURG, KY

LOCATED JUST OFF OF KY HIGHWAY 565 - - AUCTION SIGNS POSTED!

From Greensburg Follow Ky Highway 61 Approximately 4.4 Miles, Turn Left Onto Ky Highway 565 (Ebenezer Road) And Follow 2.4 Miles, Turn Left Onto Penitentiary Bend Road And Follow 2/10 Mile To The Property. From Campbellsville Follow Ky Highway 55 (New Columbia Road) 9.7 Miles, Turn Right Onto Ky Highway 565 (Ebenezer Road) And Follow 5 Miles, Turn Right Onto Penitentiary Bend Road And Follow 2/10 Mile To The Property.



**REAL ESTATE SELLS FIRST AT 9:30 AM CST - FOLLOWED BY THE PERSONAL PROPERTY
99.96 +/- ACRES - SELLING IN 5 TRACTS WITH THE RIGHT RESERVED TO GROUP**

BUY 1 TRACT, COMBINATION OF TRACTS, OR AS A WHOLE USING OUR COMPUTER RUN MULTI-PAR SYSTEM

REAL ESTATE: 99.96 +/- acres consisting of open cropland, pasture land, and woodland selling in 5 tracts with the right reserved to group. Tracts range in size from 10 acres to 45 acres with many nice mini farm tracts, home sites and hunting tracts. Each tract fronts on Penitentiary Road. **IMPROVEMENTS:** A metal sided barn approximately 60' X 96' with approximately 3/4 having a concrete floor. A tool shed and other out buildings. **TRACT 1:** 12.8063 +/- acres consisting of open cropland and woodland. **TRACT 2:** 12.5840 +/- consisting of open cropland and woodland. **TRACT #3 - BARN TRACT:** 10.0911 +/- acres being mostly wooded with some open land and featuring the large red barn. **TRACT 4:** 18.7861 +/- acres being mostly wooded with some open land. **TRACT 5:** 45.6988 +/- acres being mostly wooded with some open land. A great hunting tract.

INSPECTION: The land can be inspected daily at you leisure. The barn will be shown by appointment. The selling agents are available to answer questions at anytime. For an appointment or questions: contact DeWayne Squires at 270-465-7871 or John M. Kessler or John Wayne Kessler at 270-465-7051. Your inspection is invited and appreciated.

AUCTIONEER'S NOTE: If you are in the market for acreage, a home site or for a weekend getaway / recreational area, we invite you to look this property over before auction day. Make any arrangements or inspections necessary and come prepared to **BID & BUY, Saturday, April 24, at 9:30 A.M. CST.** The personal property can be inspected 1 hour prior to auction. Make plans to attend this auction, and bring a friend.

PERSONAL PROPERTY: kayak, MoJack, rakes, hoes & shovels, ladders, Hot tub, kitchen cabinets, file cabinets, lawn chairs, miscellaneous lumber, wire, gates, sink, ladder back chairs, chairs, 3pt seed sower, dog house, coolers, HP refrigerator, bar stools, love seat, Porter Cable air compressor, air tank, grinder, vice, Husqvarna riding mower, metal shelf, Delta Kick Stand, 2 small (mini) cycles, child's bedroom suit, wagon, and **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. The balance due with delivery of deed on or before May 24, 2021. **PERSONAL PROPERTY:** Cash or good check with proper ID, 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.** **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. **NOTE:** Due to the Coronavirus outbreak and the State Of Emergency Orders, and to comply with the CDC and the local Health Department Guidelines, and to protect our staff and customers, we will encourage the maintaining of social distancing at our auction site to further prevent the spread of Covid-19.

FOR AUCTION INFORMATION CONTACT:

DEWAYNE SQUIRES, PRINCIPAL REAL ESTATE BROKER & AUCTIONEER 270-465-7871

OR

JOHN M. KESSLER, PRINCIPAL REAL ESTATE BROKER & AUCTIONEER

JOHN WAYNE KESSLER, REAL ESTATE BROKER & AUCTIONEER

www.kesslerauction.com 270 - 465 - 7051

AUCTION CONDUCTED BY:

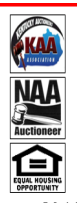


DeWayne Squires
CRS, GRI, SRES
Broker/Owner-REALTOR
1310 E. Broadway
Campbellsville, KY 42718
270-465-7871
Fax 270-465-2105
Cell 270-403-3993



DeWayne Squires, Principal Auctioneer

DeWayne Squires Realty



KESSLER

AUCTION & REALTY CO.

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

"Successful Auctions Since 1938"

JOHN M. KESSLER
Principal Broker - Auctioneer
JOHN WAYNE KESSLER
Broker - Auctioneer
MARSHA ATWOOD
Sales Assoc. - App. Auctioneer
MIKE PRICE
Sales Assoc. - Auctioneer
"Keep Smiling Neighbor,
Let Us Do The Crying"