

Auction

SATURDAY, SEPTEMBER 15, 2018 - 10:00 A.M.

**GLADYS MARIE CHEATHAM ESTATE
156.96 +/- ACRES - 3 TRACTS**

**FARM EQUIPMENT & PERSONAL PROPERTY
LOCATED ON: BROWN SISTERS ROAD, BRADFORDSVILLE, KY.
JUST OFF OF MERRIMAC ROAD - AUCTION SIGNS POSTED !**

**• AUCTION CONDUCTED AT: 2945 MERRIMAC ROAD, BRADFORDSVILLE, KY. •
LOCATED BETWEEN MANNSVILLE & BRADFORDSVILLE OFF OF KY. HIGHWAY 337 - AUCTION SIGNS POSTED !**

APPROXIMATELY 15 MILES FROM CAMPBELLSVILLE, 6 MILES FROM MANNSVILLE, 15 MILES FROM LEBANON, 10 MILES FROM BRADFORDSVILLE, 18 MILES FROM LIBERTY, AND 13 MILES FROM CLEMENSVILLE
From Campbellsville Follow KY Highway 70 Approximately 8 Miles To Mannsville, Turn Left Onto KY Highway 337 And Follow 3.7 Miles, Turn Right Onto Merrimac Road And Follow 2.9 Miles To The Cheatham Property



REAL ESTATE SELLS 1ST AT 10:00 A.M. - FOLLOWED BY THE PERSONAL PROPERTY
156.96 +/- ACRES SELLING IN 3 TRACTS - WITH THE RIGHT RESERVED TO GROUP BUY 1 TRACT, COMBINATIONS OF TRACTS OR AS A WHOLE USING OUR COMPUTER RUN MULTI-PAR SYSTEM
REAL ESTATE: 156.96 +/- acres (new survey underway) fronting on Brown Sisters Road, just off of Merrimac Road. The land lays level to rolling with crop land, hay and pasture land, woodland with some marketable timber (make your own cruise). The property has several fields that could be cropped and some creek bottoms. The Taylor Co FSA (ASCS) office shows the property with approximately 102 +/- acres of open / crop land. Some of the fields may

need some clean up. The property has 2 ponds and a creek with several secluded home or cabin sites. Wildlife of all kinds calls this area home.
IMPROVEMENTS: 2 combination barns - both in need of repair, with 1 being located on Tract #1 (estimated size 36'x40'm/l) and the other on Tract #2 (estimated size 54'x80'm/l) . **TRACT #1:** 27.56 +/- Acres fronting on Brown Sisters Road, with approximately 9 to 13 acres open and the balance is wooded. This tract has the small barn listed above. **TRACT #2:** 69.40 +/- Acres fronting on Brown Sisters Road, with approximately 50 to 60 acres open and the balance is wooded. This tract has the large barn listed above, 2 ponds and a large field at the back that contains 50 +/- acres by the ASCS map. **TRACT #3:** 60.00 +/- Acres fronting on Brown Sisters Road, with approximately 20 to 30 acres open and the balance is wooded.

INSPECTION: The property can be inspected daily at you leisure, the auctioneers are available to answer questions at anytime. Call 270-465-7051. Your inspection is invited and appreciated.

AUCTIONEER'S NOTE: This property has been in the Cheatham family for many, many years, and is selling to settle the estate. This could be your once in a lifetime opportunity to own it. If you are in the market for farm land, timber, hunting or acreage tracts, a place to relax and enjoy nature's beauty, or looking for an investment, then we have it right here. Make any arrangements or inspections necessary and come prepared to **BID & BUY, Saturday, September 15 at 10:00 AM.** The farm equipment and personal property can be inspected one hour prior to the auction. Make plans to attend this auction and bring a friend. *We'll see you there! John and JohnWayne Kessler.*



PERSONAL PROPERTY: FARM EQUIPMENT & TOOLS: Ford mowing machine, 8' culti-packer, tobacco setter, 1000 +/- tobacco sticks, Anvil, floor jack, miscellaneous hand tools, lots of miscellaneous tractor parts. **FURNITURE & HOUSEHOLD:** Upright piano, antique piano stool, antique dresser, desk, antique New Royal sewing machine, antique sewing machine desk, Empire gas stove, antique Coldspot refrigerator, antique and miscellaneous jars, other miscellaneous household furniture. **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 October 30, 2018. **PERSONAL PROPERTY:** Cash or good check with proper ID day of auction (**NO CREDIT CARDS ACCEPTED AT THIS 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.

OWNER: GLADYS CHEATHAM ESTATE - FRANK CHEATHAM & DONALD CHEATHAM, CO-EXECUTORS - JOHN BERTRAM, ATTORNEY

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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