

Shirley Ford AUCTION

Saturday, March 20th, 2021 at 10:00 AM

MAKE PLANS TO ATTEND THIS AUCTION!

For Auction Information Contact:

John M. Kessler or John Wayne Kessler at (270) 465-7051

JOHN M. KESSLER
Principal Real Estate Broker - Auctioneer

JOHN WAYNE KESSLER
Real Estate Broker - Auctioneer

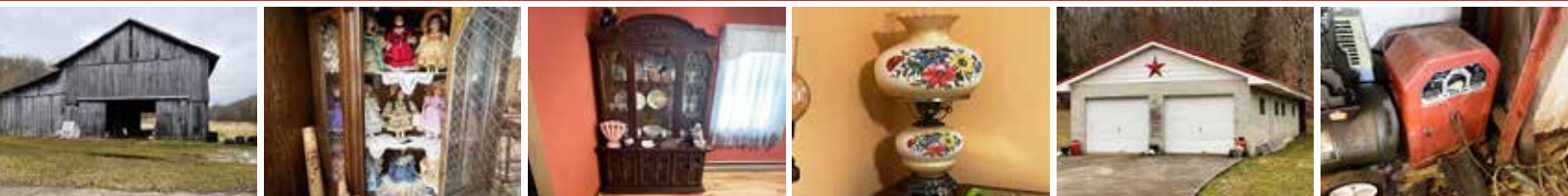
MARSHA ATWOOD
Sales Assoc. - App. Auctioneer

MIKE PRICE
Sales Assoc. - Auctioneer

(270) 465-7051

1321 UPPER STONER CREEK ROAD, ELKHORN, KY

194 +/- ACRES • LAND & TIMBER • PERSONAL PROPERTY



Shirley Ford AUCTION

Saturday, March 20th, 2021 at 10:00 AM

REAL ESTATE SELLS FIRST AT 10AM — FOLLOWED BY THE PERSONAL PROPERTY

MAKE PLANS TO ATTEND THIS AUCTION!

194 +/- ACRES - 6 TRACTS
218,000 BOARD FEET OF
TIMBER - 1 TRACT
CROP LAND - TIMBER
HUNTING & ACREAGE TRACTS
PERSONAL PROPERTY

Located approximately
14 miles from Campbellsville,
4 miles from Mannsville,
23 miles from Lebanon,
15 miles from Bradfordsville,
17 miles from Liberty,
and 6 miles from Clementsville

1321 UPPER STONER CREEK ROAD, ELKHORN, KY

Directions: From Campbellsville, Follow Highway 70 (Liberty Road) For Approximately 13 Miles, Turn Left On To Upper Stoner Creek Road And Follow To The Ford Property. Auction Signs Posted!

194 +/- ACRES • LAND & TIMBER • PERSONAL PROPERTY



John M. Kessler

KESSLER

AUCTION & REALTY CO.

Give John M. Kessler
or John Wayne Kessler a call
about your auction needs:

(270) 465-7051



John Wayne Kessler

304 East Broadway,
P.O. Box 271
Campbellsville, KY 42719

If you need the services of a
professional auctioneer, discover
what many already know...

When you hire Kessler Auction
& Realty Co. you're employing the best!



Seldom does a large block of acreage come available. This property has been in Mrs. Ford's family for many years and features according to the cruise some fine timber on Tract #2 and the other tracts feature young timber for future harvest and great hunting potential. If you are in the market for agricultural, recreational, timber, investment property, hunting or acreage tracts, you need to look this property over. This property is home to wildlife of all kinds, and it is the perfect get away place where you can enjoy nature at its finest. We invite you to look this property over before the auction, make any arrangements or inspections necessary and come prepared to **BID & BUY, Saturday, March 20 at 10 AM.** Make plans to attend and bring a friend. We'll see you there!

- John and John Wayne Kessler

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AUCTION CONDUCTED BY:

KESSLER

AUCTION & REALTY CO.

**HOMES • FARMS
ESTATES • ANTIQUES
PERSONAL PROPERTY
FARM MACHINERY
BUSINESS LIQUIDATIONS**

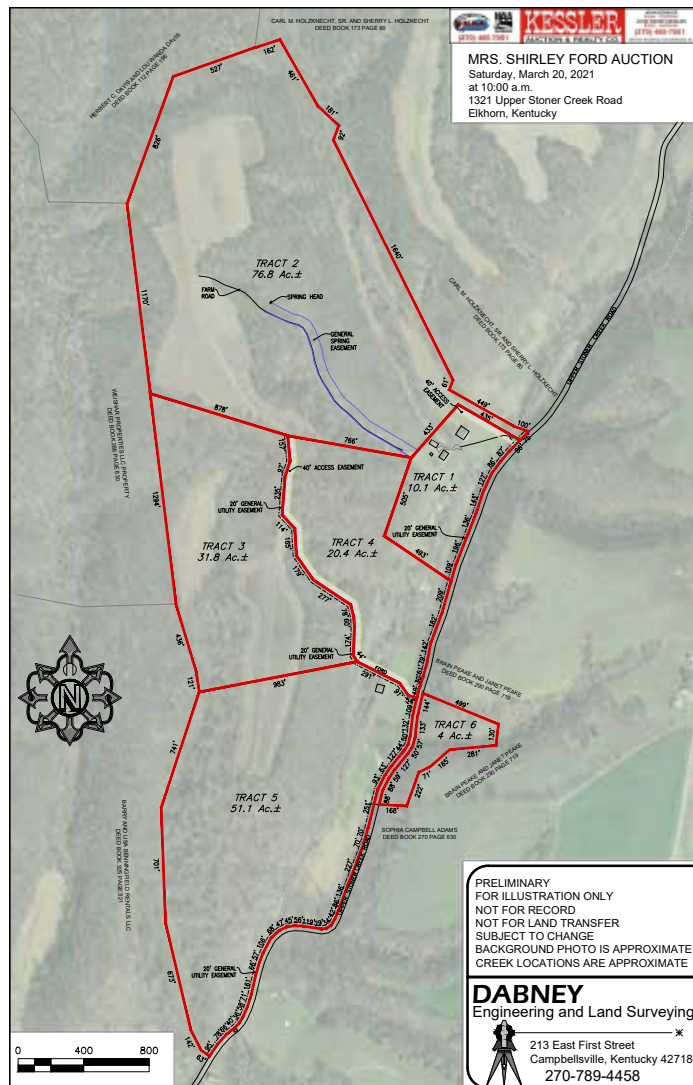
**"No Auction Too Large
Or Too Small"**

"Keep Smiling Neighbor, Let Us Do The Crying"

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1321 UPPER STONER CREEK ROAD, ELKHORN, KY



REAL ESTATE: 194 +/- acres consisting of open land and woodland selling in 6 tracts with the right reserved to group. Tracts range in size from 4 acres to 76 acres, with road frontage on Upper Stoner Creek Road, and A Private Roadway Easement. Ideal for agricultural, recreational, or investment use.

IMPROVEMENTS: A Brick 1 1/2 story house containing 3 bedrooms (2 up and 1 on the main level), 2 baths, kitchen, dining room, living room with fireplace, and basement. The house has spring water, and electric baseboard heat. Other improvements consist of 2 barns, and a detached concrete block garage/shop approx. 24'x48' with 2 overhead doors and other out buildings.

TRACT 1: HOUSE / BARN & SHOP: 10.10 +/- acres, fronts on Upper Stoner Creek Road.

TRACT 2: 76.80 +/- acres, open land and woodland. (Timber offered separate.)

TRACT 3: 31.80 +/- acres, open land & wood land. **TRACT 4:** 20.40 +/- acres with barn, open land and wood land. **TRACT 5:** 51.10 +/- acres, open land and wood land. **TRACT 6:** 4 +/- acres, open and wood land.

TIMBER ON TRACT #2: 218,000 +/- Board Feet of marketable timber, selling in 1 tract with the right reserved to group. Timber cruise was completed by Arnzen Forestry Services and includes all timber 12" at the stump and above. Removal of the timber will be on or before one year from signing of recordable timber contract. Timber consists of 218,000 Board Feet. Yellow Poplar 52,000 bd ft, Red Oak 50,000 bd ft, White Oak 9,000 bd ft, Beech 29,000 bd ft, Hickory 32,000 bd ft, Chestnut Oak 25,000 bd ft, Walnut 2,000 bd. ft., Minor Species 19,000 bd. ft. **NOTE:** The timber will only be offered separate on Tract #2. A complete timber cruise will be available. We invite and welcome you to make your own personal cruise of the timber.

PERSONAL PROPERTY: Furniture: 3 pc. Cedar Bedroom suite, 3 pc. dining room set (table & 6 chairs, hutch, buffet), Oak queen bed, bed, single bed, dresser, 2 chest, night stands, dresser with wall mirror, roll top desk, love seat, end tables, corner cabinet, ottoman, wood cabinet, love seat with pull out bed, table with 4 chairs, utility table, arm chair, window table. **Appliances:** GE Range, GE Refrigerator, Panasonic Microwave, GE Washer, GE Dryer, Magnavox TV.

Antiques - Collectibles - Household: globe lamp, milk glass, stone jugs, crocks, misc. glassware, lamps, Ox Yoke, Don Enzor (Great Kate) print, Bob Carney print, Gibson print, pictures/prints, Singer electric sewing machine, towels, linens, books, mirrors, hat rack, microscope, canners, Army web belts and mess kits.

Misc.: file cabinets, 3 window AC. **Shop-Lawn & Garden:** hoes, forks, shovels, axe handles, log chain, band saw, lathe, air compressor, Craftsman radial arm saw, floor drill press, table top drill press, drill bits, Mall chainsaw Model IMG, Mall 4MG chainsaw, McCulloch chainsaw, Husqvarna push mower, Craftsman riding mower, wood step ladder, 2 Johnson boat motors, Huskey push mower, 2 wood stoves, wood ladders, extension cords, wrenches, ramps, B&D saw, Lincoln AC 225 welder, Buffalo Grinder Bench, 3 aluminum ladders, fuel tank, jacks, Weston Electric Switch Board, saddles and harnesses, 2 wheel barrows.

Lots Of Miscellaneous Items Too Numerous To Mention.



INSPECTION

The land and timber can be inspected daily at your leisure. The auctioneers will show the house by appointment, OR attend the Open Inspection Friday, March 12 from 4:00 P.M. to 5:30 P.M. The auctioneers are available to answer questions at anytime. Call 270-465-7051. Your inspection is invited and appreciated.

TERMS AND CONDITIONS

Directions: From Campbellsville, Follow Highway 70 (Liberty Road) For Approximately 13 Miles, Turn Left On To Upper Stoner Creek Road And Follow To The Ford Property. Auction Signs Posted!

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 May 5, 2021.

TIMBER: 10% of purchase price day of auction (a personal check with ID, cash, or cashier check), along with the signing of a Purchase Contract. The balance due with delivery and signing of a recordable timber contract on or before April 5, 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.

NOTE: A 10% Buyers Premium will be added to all winning bids on the real estate, timber 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 including lead based paint.

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Land & Timber Offered Separate & Together in a Multi Par Auction

194 +/- Acres - Selling in 6 Tracts with the Right Reserved to Group

Buy 1 Tract, Combination of Tracts, or as a Whole using our Computer Run Multi-Par System

218,000 +/- Board Feet of Timber (Off Tract #2) - Selling in 1 Tract with the Right Reserved to Group

