

# Auction

**SATURDAY, OCTOBER 30, 2021 - 10:00 A.M.**

**Selling For: LCN Realty, LLC**

**BUILDING & LOT**

**The Former CKNJ Office Building**

**428 WOODLAWN AVENUE, CAMPBELLSVILLE, KY**

**JUST OFF OF BROADWAY NEAR GREG'S FURNITURE AND THE CENTRAL SHOPPING CENTER - AUCTION SIGNS POSTED !**



**FRONTS ON WOODLAWN AVENUE & WICKLIFFE AVENUE.  
ZONED B-2 - SUITABLE FOR MANY USES.**

**REAL ESTATE:** A concrete block building being approximately 50' x 110', more or less with a metal roof, an enclosed front porch, with its main entrance on Woodlawn Avenue and also fronting on Wickliffe Avenue. The building features a large open area with approximately 8 cubicles, 3 private offices, kitchenette, a 2nd large open work area, storage rooms, men's and women's half baths, and central heat and air. The building has a basement with an overhead door and a walk in door fronting on Wickliffe Avenue. This building was last used as the office of the CKNJ. This property has been vacant since approximately 2013 and is in need of repairs. The lot has blacktop parking and it has approximately 100' of frontage on Woodlawn Avenue, and is approximately 200' deep on one side and approximately 199' deep on the other side and has approximately 95' of frontage on Wickliffe Avenue. Zoned B - 2, this property is suitable for many uses.

**INSPECTION:** The auctioneers will show the real estate by appointment, call 270-465-7051, or attend an open inspection Friday, October 22 from 12 noon to 1pm. Your inspection is invited and appreciated.

**AUCTIONEER'S NOTE:** If you are in the market for a centrally located building that is suitable for many uses, or a fixer upper to make your own, be sure to inspect this property prior to auction day. We invite you to look the property over before auction day and to make any arrangements necessary and come prepared to **BID & BUY, Saturday, October 30, at 10:00 A.M.** 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. The balance due with delivery of deed on or before December 15, 2021. **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.

## FOR AUCTION INFORMATION CONTACT:

**JOHN M. KESSLER, PRINCIPAL REAL ESTATE BROKER & AUCTIONEER**

**JOHN WAYNE KESSLER, REAL ESTATE BROKER & AUCTIONEER**

**[www.kesslerauction.com](http://www.kesslerauction.com)**

**270 - 465 - 7051**

**AUCTION CONDUCTED BY:**



# KESSLER

## AUCTION & REALTY CO.

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

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