

Auction



SATURDAY, SEPTEMBER 28, 2019 - 10:00 A.M.

**RANDALL McMAHAN ESTATE
BRICK RANCH HOUSE & LOT (+) PERSONAL PROPERTY
10 HAPPY HILL DRIVE, CAMPBELLSVILLE, KY**

JUST OFF OF ELKHORN ROAD (KY HIGHWAY 70) AT THE CORNER OF HIGHLAND DRIVE - AUCTION SIGNS POSTED !

**REAL ESTATE SELLS FIRST AT 10AM - FOLLOWED BY THE PERSONAL PROPERTY
IDEAL FOR A PERSONAL HOME OR FOR RENTAL / INVESTMENT**



REAL ESTATE: A brick ranch house containing 3 bedrooms with hardwood floors, bath, kitchen with built in oven / range / dishwasher, dining area, living room, unfinished basement, central heat & air, and an attached garage. Other improvements consist of a metal sided building with 2 attached sheds. The lot fronts on both Happy Hill and Highland Drive and is approximately 195'x152'x151'x216', more or less (new survey underway). **INSPECTION:** The auctioneers will show the real estate anytime by appointment. Call 270-465-7051, or attend **Open Inspection, Friday, September 20, 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, September 28, at 10:00 A.M.** The personal

property can be inspected 1 hour prior to auction. Make plans to attend this auction, and bring a friend. *We'll see you there!* *John and John Wayne Kessler.*

PERSONAL PROPERTY: BOAT & CAMPER: 1973 camping trailer, 1982 Bass Tracker Boat w/ Mercury 40 HP motor. **TOOLS:** planer, band saw, sander, joiner, lathe, table saw, drill press, old carpenter rulers, other miscellaneous hand tools. **FURNITURE - APPLIANCES - ANTIQUES - COLLECTABLES - HOUSEHOLD:** hospital bed. Whirlpool washer and dryer, shot glasses and other glass items, Coke bottles, collectors pins, miscellaneous items. **COINS**

& PAPER MONEY: \$1, \$5, \$10, & \$2 Federal Reserve Notes, Da Afghanistan Bank notes, novelty paper, (2) 1877 silver dollars, 1881 silver dollar proof, (2) 1886 silver dollar necklaces, 1901 silver dollar, 1922 silver dollar, Sacagawea & Washington gold \$1 coins, Buffalo nickels, ancient bronze coin - The Widow's Mite, (1776-1976, 1969, 1970's, 1971, 1979, 1980's, 1988, 1990's) Kennedy half dollars, 1776-1976 quarters & quarter proof sets, 1776-1976 Eisenhower silver dollars, 1927 Indian Head nickel, (2) 1929 Indian Head gold coin, 1934 Indian Head nickel, 1943 steel cents wartime issue 5 coins, 1960 D & P mint pennies, 1966 & 1971 U S Mint proof set, 1979 Susan B Anthony Dollars S, D & P & proof, 1980 Kennedy half dollar proof set w/ Susan B Anthony dollar included, 1982 Kennedy half dollar proof set with Dept of Treasury coin, 1988 U S Mint proof set, 1993 Silver American Eagle, 1993 U S Mint proof set, 1994 one ounce .999 fine silver bar, (1981, 1993, 1996, 1997, 2010) Kennedy half dollar proof set, 1999 Susan B Anthony dollar proof, 1999-2000 Susan B Anthony & Sacagawea dollar coins, 2001 & 2004 Silver American Eagle, 2005 S American Bison nickel, several state quarter proofs, (50) 2009 D Lincoln log cabin pennies, 1970's Eisenhower dollars, Presidential dollars, Susan B Anthony and Sacagawea dollars, (46) Sacagawea and Presidential coins, state series of quarters Map - complete set 1999 to 2008, pennies in sheet: (1913 to 1939 D, 1914 to 1933, 1916 to 1926 1/2 sheet), book of assorted coins - some Canadian 1916 to 1980 - US pennies, nickels and a few dimes, book of assorted coins: 1921 to 1992 nickels, quarters and silver dollars, several Jefferson nickel collection book 1938 to 1961 (some missing), several Kennedy half dollars collection book 1964 to 1985 (some missing), several Lincoln cents collection book 1909 to 1940 / 1941 to 1974 / 1959 to 1998 (some missing), several Roosevelt dime collection books 1946 to 1964 / 1965 (some missing), several Washington quarters collection book 1965 to 1987 (some missing), Susan B Anthony Dollars collection book 1979 to 1981, United State Silver Eagles 1986, approximately 60 rolls of pennies: (1959 to 1995). **KNIVES - STAMPS - MARBLES & DERBY GLASSES:** several pocket knives, Golden Replicas of US Stamps, large marble collection, large Derby glass collection. **TOYS:** school bus, ambulance, Fire Chief (2), Police Patrol. **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 and Lead Based Paint Waiver. The balance due with delivery of deed on or before November 12, 2019. **PERSONAL PROPERTY:** Cash or good check with proper ID, or Visa/Master Card 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 including lead based paint.

RANDALL McMAHAN ESTATE, OWNER - JUANITA FEAMSTER, EXECUTRIX - WES BRIGHT, ATTORNEY

FOR AUCTION INFORMATION CONTACT:

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

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