

Auction



LIVE ONSITE
AUCTION

SATURDAY, AUGUST 15, 2020 - 12:00 NOON

ELMA STILES ESTATE 2 HOUSES & LOTS CAR & PERSONAL PROPERTY

**52 ARBOR LANE, CAMPBELLSVILLE, KY
71 ARBOR LANE, CAMPBELLSVILLE, KY**

LOCATED IN VINTAGE VILLIAGE - AUCTION SIGNS POSTED !



52 ARBOR LANE: A vinyl sided ranch house containing 2 bedrooms, 2 baths, kitchen and dining area, living room, attached garage, a drive in basement with kitchenette, bonus room and storage. The house has central heat & air and a rear deck. Other improvements consist of a detached storage building. All on a nice lot approximately 105' X 175', more or less. **INSPECTION:** The auctioneers will show the real estate anytime by appointment. Call 270-465-7051, or attend Open Inspection Friday, August 7, from 4:30 to 5:30 P.M. Your inspection is invited and appreciated.

71 ARBOR LANE: A brick ranch house containing 3 bedrooms, bath, kitchen and dining area, living room, attached garage, and central heat & air. All on a corner lot, fronting on Arbor Lane and on Catawba Circle, and being 200' X 120' X 177' X 150', more or less. This house is currently rented at \$600.00 per month. **INSPECTION:** The auctioneers will show the real estate anytime by appointment. Call 270-465-7051. Your inspection is invited and appreciated.

AUCTIONEER'S NOTE: We invite you to look these properties over before auction day. Make any arrangements or inspections necessary and come prepared to **BID & BUY, August 15 at 12 NOON.** Make plans to attend this auction, and bring a friend. The real estate will sell first. The personal property can be inspected 1 hour prior to the auction. *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 September 30, 2020. **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.

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.

ELMA STILES ESTATE, OWNER - CAROL McCLURE, EXECUTRIX - BARRY BERTRAM, ATTORNEY

SEE THE REVERSE SIDE FOR THE CAR & PERSONAL PROPERTY INFORMATION

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:



KESSLER

AUCTION & REALTY CO.

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

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CAR: 2015 Nissan Rogue 40,000 miles SV AWD. **GUNS:** Stevens 20 gauge single shot, Remington Arm Q375156 Double 12 gauge, Companhia Brazill Firearms Import and Export 20 gauge 393450 Model SB single shot, 45cal Black Powder Connecticut Valley Arms 0044145, Crossman 177cal pellet gun. **NOTE: FEDERAL FIREARM RULES AND BACKGROUND CHECKS DO APPLY ON ALL RIFLES, SHOTGUNS & PISTOLS. PICTURE ID REQUIRED. ALL GUNS WILL BE TRANSFERRED BY A FEDERAL FIREARMS DEALER AND A \$25.00 PER GUN TRANSFER FEE WILL APPLY. ALL GUNS WILL BE TRANSFERRED AND PICKED UP BY THE BUYER AT THE FIREARM DEALERS LOCATION. FURNITURE:** love seat, 2 couches, recliners, secretary, dining table with 6 chairs, corner cabinets, desks, coffee table, end tables, table with 4 chairs, bed, dresser and chest, 3 PC bedroom suite, wood chest, 4 PC bedroom suite, chairs. **APPLIANCES:** Samsung range, Samsung side by side refrigerator, GE upright freezer, Roper washer and dryer. **HANDICAP ITEMS:** wheel chair, hospital bed, Scout electric scooter, handicap ramp. **HOUSEHOLD & MISCELLANEOUS:** Pots and pans, glasses, dishes, silverware, flatware, pictures, lamps, fans, frames, vases, vacuum, linens, kerosene lamps, books, Samsung TV, suitcases, shelves, electric sewing machine, telescope, guitars, stereo, cooler, Radio Flyer wagon, tread mill, hand tools, folding chairs, keyboards, ladders, lawn chairs, yard seeder, costume jewelry. **Lots of miscellaneous items too numerous to mention.**



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