

Auction

SATURDAY, SEPTEMBER 25, 2021 - 10:00 A.M.

CARL R. DOBSON ESTATE BRICK RANCH HOUSE & LOT PERSONAL PROPERTY

711 NORTH CENTRAL AVENUE, CAMPBELLSVILLE, KY
LOCATED BETWEEN BROADWAY AND THE NORTH BYPASS - AUCTION SIGNS POSTED !



BRICK RANCH - 3 BEDROOMS - 1.5 BATHS - ATTACHED GARAGE - CENTRAL HEAT & AIR - SUPER LOCATION !

REAL ESTATE: A brick ranch home containing 3 bedrooms, 1.5 baths, eat in kitchen, living room, den and laundry room. This home has carpet and laminate flooring, central heat and air, an attached garage and a detached storage building. This home is on a nice lot, being approximately 100' x 143' x 100' x 146', fronting on North Central Avenue. This property is conveniently located near Miller Park, Trace Creek, Churches, the North Bypass and downtown.
INSPECTION: The property can be inspected Friday, September 17 from 4:00 P.M. to 5:30 P.M. or the auctioneers will show the real estate by appointment. Call 270-465-7051. Your inspection is invited and appreciated.

AUCTIONEER'S NOTE: This property is well located and is easily accessible to all the conveniences of town, and it sells at public auction where you the buyer will determine the price. We invite you to look the property over before auction day and to make any arrangements necessary and come prepared to **BID & BUY, Saturday, September 25, at 10:00 A.M.** 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.*

PERSONAL PROPERTY: GUNS: Winchester model 190 22 rifle, Stevens 20 ga. single shot shotgun. **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: Antique round oak dining table & 4 chairs, Pie safe, bedroom suite, 3 china cabinets, 2 flat screen TV's, cedar storage bench with padded seat, 2 TV's, end tables, large recliner, gun cabinet, Lazy Boy double recliner couch, coffee & end tables, large standing jewelry box, handmade quilt rack, 2 rocking chairs. **ANTIQUES - COLLECTABLES & HOUSEHOLD:** Collection of Fire Department items (figurines, scale models, ect.), antique and collectable glassware, cookware including Pampered Chef & T-FAL, silverware, kitchen gadgets including Pampered Chef, lots of home interior, dishes, cooking utensils, lamps, lots of Christmas decor (mostly new with tags), old blue Ball jars. **APPLIANCES:** Whirlpool washer, Adora dryer, Frigidaire refrigerator, Kenmore small chest freezer, B & D compact refrigerator, new microwave, small kitchen appliances. **LAWN & GARDEN:** Murray 38" cut riding mower, assortment of tools, 6' aluminum step ladder, small air compressor, shop vac. **And many more 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 9, 2021. **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.

Carl R. Dobson Estate, Owners - Douglas Dobson & Barry Dobson, Co - Executors - Dallas George, 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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