

Auction

SATURDAY, AUGUST 3, 2019 - 10:00 A.M.

ALBERT LACKEY ESTATE

HOUSE & LOT + PERSONAL PROPERTY

312 LOWELL AVENUE, CAMPBELLSVILLE, KY

LOCATED AT THE CORNER OF LOWELL AVENUE & DUFFY STREET - AUCTION SIGNS POSTED !

IDEAL FOR A PERSONAL HOME OR FOR RENTAL / INVESTMENT

3 BEDROOMS - BASEMENT - DETACHED GARAGE - SUPER LOCATION

REAL ESTATE: A brick ranch house containing 3 bedrooms (or 2 bedrooms and a den), bath, living room with fireplace, kitchen and dining area, partially finished basement with den (with fireplace insert), laundry room and storage. Out back there is a concrete patio with gas grill, a detached concrete block garage and a portable carport. The house is in need of some updating and repair. The lot is approximately 87.5'X129.43'X94.1'X133.94', and fronts on Lowell Avenue and Duffy Street. **INSPECTION:** The auctioneers will show the house anytime by appointment. Call 270-465-7051, or attend **Open Inspection, Friday, July 26, 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, August 3, at 10:00 A.M.** The personal property can be inspected 1 hour prior to the auction. Make plans to attend this auction, and bring a friend. *We'll see you there! John and JohnWayne Kessler.*

PERSONAL PROPERTY: FURNITURE: Kimball piano, Piper grandfather clock, bookshelf, wood cabinet, couch & chair, portable island, desk, chest, entertainment center, table & 4 chairs, china cabinet, arm chair, coffee table & end tables, dining table & chairs, glass cabinet, 5pc



bedroom suite, tables, 2 bed frames, gun cabinet, rocker, 2 end tables, kitchen table. **HOUSEHOLD:** #8 crock, coffee grinder, mantel clock, pots & pans, cooking utensils, glassware, Camel Lot American Rose China, cruets, punch bowl & cups, VCR & stereo, VCR, ovenware, 2 kerosene lamps, picture frames, books. **APPLIANCES:** GE washer, Whirlpool dryer, upright freezer, small wood cook stove, Sayno TV, Frigidaire refrigerator, Samsung gas range, Magnavox TV, Ponderosa wood stove, Bakers Dozen wood stove, refrigerator. **MISCELLANEOUS:** decoys, gun cleaners, 5 bicycles, exercise equipment, fishing poles, steel guitar, 3 milk cans, trolling motor, compound bow. **TOOLS:** Troy Bilt XP7000 watt generator, Dixon zero turn mower, Craftsman radial arm saw, Hitachi router, lawn wagon, engine stand, 2175 wire Solar welder, hand tools, yard tools, drill press, push mower, Campbell Hausfeld air compressor, portable air compressor, Robinair AC tester, 2 fiberglass step ladders, extension ladder, pipe stand, pipe threader, miter saw, jack, pipe benders, Craftsman hedge trimmer, wire, weed eaters, gas blower, reel lawn mower, Prumax RG 500 AC tester, 3 chain saws, edger. **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 September 17, 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 the winning bid 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.

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

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