

# Auction

**SATURDAY, NOVEMBER 20, 2021 - 10:00 A.M.**

**WILLIAM R. "BILL" PERKINS ESTATE**

## **HOUSE & LOT PERSONAL PROPERTY**

**93 WILDWOOD WAY, CAMPBELLSVILLE, KY**  
JUST OFF OF DAVIS ROAD - AUCTION SIGNS POSTED !



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

**REAL ESTATE:** A brick ranch house containing 3 bedrooms, bath, kitchen and dining area, living room with fireplace, and a drive in basement. The house has carpet and vinyl flooring, central heat and air (not currently working), and public water. Other improvements consist of a detached storage building. This home is situated on a large lot (new survey underway).

**INSPECTION:** The property can be inspected Friday, November 12 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 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, November 20, 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: FURNITURE:** Antique cabinet, Oak curio cabinet, Hammond electric organ, fireproof gun safe, King size bed, dresser – chest & night stand, couch, dining table & 4 chairs, TV's, 2 flat screen TV's, TV stand, 2 console stereos, microwave stand, Computer work station, desk chair, 2 desks, chairs, bookshelf, drafting table, Harley Davidson Collectables, small safe. **APPLIANCES:** GE range, Signature range, Holiday freezer, Roper washer & dryer, Frigidaire refrigerator, Sharp microwave. **LAWN & GARDEN:** 4'x8' utility trailer, 2 floor jacks. **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 January 5, 2022. **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.

**WILLIAM R. "BILL" PERKINS ESTATE OWNERS, - REX PERKINS, EXECUTOR, - RODGER COX, 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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