

Auction



**LIVE ONSITE
AUCTION**

SATURDAY, AUGUST 15, 2020 - 10:00 A.M.

**ELMA STILES ESTATE
HOUSE & LOT**

300 OSAGE AVENUE, CAMPBELLSVILLE, KY

LOCATED AT THE CORNER OF OSAGE & WICKLIFFE - AUCTION SIGNS POSTED !



IDEAL FOR A PERSONAL HOME OR FOR RENTAL / INVESTMENT PROPERTY

REAL ESTATE: Vinyl sided house containing 2 bedrooms on the main level with a 3rd bedroom upstairs, kitchen with a range and oak cabinets, living room, and a basement. The house has central heat and air, plus some hardwood flooring. All on a corner lot, fronting 70' more or less on Osage Avenue and fronting 108', more or less on Wickliffe Avenue. This house is currently rented at \$600.00 per month to a tenant of 4 years, and will be shown by appointment only. Your inspection is invited and appreciated. Call 270-465-7051.

AUCTIONEER'S NOTE: If you are in the market for a personal home, rental or investment property, 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 15, at 10:00 A.M.** Make plans to attend this auction, and bring a friend. 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 and Lead Based Paint Waiver. The balance due with delivery of deed on or before September 30, 2020. **NOTE:** A 10% Buyers Premium will be added to the winning bids on the real estate 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.

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

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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